



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30008
April 30, 2026 at 4:00 PM

Commissioner Donte Philpot, Chair
Commissioner Robin Meyer, Vice Chair
Commissioner Kim Blunt
Commissioner Cheryl Davis
Commissioner Gerard Geeter
Commissioner Munzir Naqvi
Commissioner Carl Valenzano

PLANNING COMMISSION WORK SESSION MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ORGANIZATIONAL AND PROCEDURAL ITEMS**
 - a. Adoption of Mableton Planning Commission Policy and Procedures**
- 4. UNFINISHED BUSINESS**
 - a. REZ2026-002 - 640 South Gordon Rd- Request to rezone subject property from R-20 to RD for duplex development**
- 5. NEW BUSINESS**
 - a. TLUP2026-001 - 71 Hillcrest Drive - request to park a total of six (6) cars on a residential property. - *Application will be moved to the June Hearing due to a lack of advertising***
 - b. TLUP2025-004 - 245 Hunnicut Rd - Request for temporary land use permit for a dog sitting business.**
- 6. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.



PLANNING COMMISSION ZONING HEARING RULES AND PROCEDURES

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PREFACE

These Rules and Procedures are for the purpose of establishing the conduct of meetings before the City of Mableton Planning Commission.

These Rules and Procedures will apply to all hearings before the Planning Commission unless specifically set forth in the body of the Rules and Procedures.

Matters arising during the hearings shall be governed by Georgia law, City of Mableton Code of Ordinances, and these Rules and Procedures; however, it is not possible to address every possible situation that may arise. Where these Rules are silent, the latest edition of Roberts’ Rules of Order shall govern. If anything, herein conflicts with the Mableton Code of Ordinances, the Code of Ordinances will be controlling.

ZONING AND LAND USE RULES AND PROCEDURES

SECTION 1. MEETINGS

- A. Regular and special zoning and land use meetings of the Planning Commission (“PC”) (also individually or collectively referred herein as the body, the commissioners, or the members) shall be as determined in accordance with the Official Code of Mableton, Georgia (“Code”). Meetings shall be convened at 6:30 P.M. on the first Thursday of each month or as may be set by the Planning Commission in accordance with State law and may not begin before the prescribed time of which the public has been notified.

- B. An adjourned meeting is a continuation of the meeting immediately preceding, whether it is a regular or special meeting.
 - 1. If the scheduled business of the PC is not completed, due to time constraints or emergency, the meeting shall be adjourned to the following day or a specific day scheduled by the PC to allow for the completion of pending business.
 - 2. In an adjourned meeting (regular or special), only business which would have been proper to consider at the prior meeting may be considered and acted upon at the adjourned meeting.
 - 3. Adjourned meetings resume business under the same rules, limitations and rights as the original meeting which was adjourned.

- C. Executive Session Meetings shall be conducted in accordance with the O.C.G.A. §50-14-3 and §50-14-4, or as these sections may be amended from time to time.

SECTION 2. QUORUM

Any four (4) of the commissioners, or the chair and any three (3) commissioners, shall constitute a quorum for any meeting of the PC.

- A. If a quorum is not present thirty (30) minutes following the scheduled hour for convening, the chairperson, the vice-chairperson, or in their absence, the city attorney (or his/her designee) may adjourn the meeting until the next day or by unanimous consent, those commissioners present may select another hour and day.

- B. If, during the meeting there ceases to be a quorum, all business must stop except that the PC, by majority vote to be recorded in the minutes (naming those present at the time of the vote) may:
 - 1. fix another day at which to reconvene
 - 2. adjourn and return at the next regular meeting
 - 3. recess to determine if a quorum will be present within a short period of time.

SECTION 3. CHAIRPERSON

- A. At its first regular meeting of each year, the PC commissioners shall elect one of its members as chairperson, who shall serve for one year or until he/she is reelected or a successor is elected as set forth in the Code.

- B. The chairperson shall have the same rights and privileges of the other commissioners with respect to rights to make motions, debate and vote. Additionally, his/her duties during meetings shall include:
 - 1. presiding over meetings of the body;
 - 2. calling the meeting to order at the scheduled hour;
 - 3. determining that a quorum is present;
 - 4. preserving decorum and order at all meetings;
 - 5. making the commissioners aware of the substance of each motion;
 - 6. calling for the vote;
 - 7. announcing the results of each vote;
 - 8. calling for a recess at such times as deemed advisable; and
 - 9. other duties as prescribed in the Code.

SECTION 4. VICE-CHAIRPERSON

For the conduct of zoning and land use hearings, the vice-chairperson shall have all rights, privileges and duties of the chairperson in the absence of the chairperson. The PC shall elect a vice-chairperson from among the commissioners as prescribed by the Code. The election for vice-chairperson shall be on the same schedule as that for chairperson.

SECTION 5. ABSENCE OF CHAIRPERSON AND VICE-CHAIRPERSON

In the absence of the chairperson and vice-chairperson, the clerk or city attorney or their designee shall determine whether a quorum is present, and if a quorum is present, shall call for the election of a temporary chairperson. The temporary chairperson shall preside over that meeting or until the conclusion of the business immediately pending at the time the chairperson or vice-chairperson arrives.

SECTION 6. FILINGS, EXHIBITS AND DISCLOSURES

- A. All documentation and exhibits shall be marked and filed with the Planning and Zoning Department prior to presentation to the commissioners.

- B. The deadline for receiving any additional information, changes or modifications from the applicant for consideration by the PC shall be 12:00 Noon on Monday of the week preceding the public hearing. In the event an applicant submits new plats or revised information, changes or modifications after such cut-off, the applicant shall only be allowed to present such

documentation at the public hearing. It shall be in the body's discretion as to whether or not it desires to accept the information, changes or modifications and further determine if the information merits holding the application until the next regular hearing. Should an applicant turn in such material late a second time for a regularly scheduled public hearing, then it shall be grounds to dismiss the application with prejudice.

- C. Public written comment shall be due to the PC by 12:00 noon on Monday of the week the public hearing. All public comments can be emailed to zoning@mableton.gov. The PC public hearing is open to additional public comment for each application. Written comments submitted after the deadline may be considered at the discretion of the Planning Commission.
- D. Prior to meetings before the PC, state law requires applicants and opponents of cases to complete and file zoning disclosure forms, as applicable, pursuant to O.C.G.A. § 36-67-A-3.

SECTION 7. PUBLIC HEARING AGENDA

- A. An agenda for the meetings will be established and prepared by the Planning and Zoning Staff and posted by the Clerk. The agenda will be available to the commissioners in advance of the advertised meeting.
- B. The order of business shall be as follows: Call to Order, Roll Call, Approval of Minutes, Old Business, New Business, Adjournment. The order of business listed in the agenda summary and any addition or subtraction of the agenda may be changed by majority vote of the commissioners.

SECTION 8. PUBLIC HEARING AGENDA ITEMS

Section 8.01 Consent Agenda

- A. A portion of the agenda may be designated as a consent agenda by the Planning and Zoning Manager and approved by the PC all items contained therein may be voted on en gross.
- B. Prior to any item being considered on any consent agenda, the Planning and Zoning Manager shall make available online all staff comments, conditions and stipulations.
- C. Prior to the vote on the consent agenda, the following may cause the case to be removed from Consent and placed on the Regular Agenda for a full public hearing:
 - 1. The request of a commissioner that an item be removed;
 - 2. The objection by the applicant to any staff comment, condition or stipulation; or
 - 3. The presence of opposition requesting that a public hearing be held is present.
- D. Prior to the vote, any commissioner may add additional conditions, subject to agreement by the applicant. If the applicant does not agree, the commissioner may request that the case be removed from the Consent Agenda.

Section 8.02 Deferred Case Agenda

- A. Deferred cases are those wherein:
 - 1. Public hearings have already been held; however, the commissioners delayed action, based upon an exercise of discretion, such as when there is a desire for the applicant and opposition to meet further or where additional information or further evaluation by staff is needed. The applicant or representative shall update the respective board on any aspects of the case which have been revised.
 - 2. Public hearings were not conducted due to recommendation of staff, mutual consent by the applicants and opponents or due to reasons set forth within the Code.
- B. Public input shall be allowed as provided for within Section 10.
- C. These cases will be voted on following the presentation and questions.

Section 8.03 Regular Agenda

- A. Regular cases are those wherein, in the opinion of staff and/or the PC, issues exist that should be considered following a full public hearing.
- B. Each case will be considered in the order assigned to it in the Zoning Agenda except when agreed upon by majority vote.
- C. Voting on cases on the Regular Agenda will take place immediately following the close of the public hearing and subsequent discussion and questions related to the same case.

Section 8.04 Other Business Items Agenda

The Other Business Items agenda may include items for consideration as requested by the commission or staff. These items may be placed on the Consent Agenda.

SECTION 9. ADDITION OF NON-AGENDA ITEMS

A non-agenda item shall be defined as that which is deemed by a commissioner to require urgent attention but has not been placed on the published agenda.

- A. Adequate information, including the specific topic, shall be given on any items requested to be added as non-agenda items.
- B. A majority vote shall be required to add a non-agenda item.

SECTION 10. PUBLIC PARTICIPATION IN MEETINGS/HEARINGS

The City of Mableton welcomes visitors to its meetings and hearings and is willing to hear any person or persons desiring to appear. However, at work sessions, the public may only observe the meeting. Speakers at all other meetings/hearings are subject to these rules as follows:

- A. Time limitations.
 - 1. Zoning hearings.
 - 2. Applicants/representatives and those in favor, as a group, and opponents/ representatives, as a group, shall be given a maximum of ten (10) minutes for each side to present its application or opposition, unless, by general consensus, more time is allotted by the PC. Any groups which are present are encouraged to choose a spokesperson to present their views so as not to repeat the same information. The City Attorney or designee shall be responsible for keeping time.
- B. No further public input will be allowed following the close of the public hearing except in response to questions from planning commissioners. Comment made outside the public hearing and not in response to a question from a commissioner shall be deemed “out of order”.
- C. All remarks must be related to the application. No person shall be allowed to make impertinent, derogatory, offensive or slanderous remarks while addressing the body.
 - 1. A person may be barred from further speaking before the PC in that meeting/hearing if his/her conduct is deemed "out of order".
 - 2. A person, once barred for improper conduct shall not be permitted to continue or again address the body in that meeting/hearing unless a majority vote of the body allows.
 - 3. In the event the speaker thus barred fails to obey the ruling, the Chair may take such action as is deemed appropriate, including the removal of such person from the meeting/hearing.
 - 4. The body may bar a person from addressing meetings/hearings for up to sixty (60) days for improper conduct.
 - 5. A person barred by the body for this period may request a hearing, by written request to the chairperson stating reason(s) for a reversal of the decision.
 - 6. The hearing shall be placed on the next available agenda and heard by the body. A majority vote shall be required to overturn the previous decision to bar the person(s).
- D. When the chairperson asks for a count of those in opposition, whether an early head count or at the calling of the matter, a count of those in favor shall also be made.

SECTION 11. MOTIONS

- A. Following presentation of both sides, the public hearing shall be closed and the body may discuss the application and ask any questions of the applicant, opposition, and/or staff prior to a commissioner making a motion.
- B. These motions shall take precedence in order in which they are listed below:

1. Adjourn;
2. Recess;
3. Motions of privilege;
4. Call the question;
5. Limit discussion or debate by the body;
6. Hold/continue until a time certain;
7. Refer back to staff; or refer to staff;
8. Amend;
9. Main motion.

- C. When needed for clarity and prior to taking the vote, the chairperson should state the motion (or resolution) or its substance or ask the commissioner making the motion to do so.

SECTION 12. MAIN MOTION

A main motion shall be a motion whose introduction brings business before the body.

- A. Possible dispositions of such a motion include:
1. adopted/approved, with or without modification.
 2. defeated/denied/rejected.
 3. deferred (postpone) until _____ (a definite time) with a request to the applicant for additional information and/or referral to staff for additional information and/or recommendations.
 4. withdrawn, with or without prejudice;
- B. All main motions shall require a second and, if such motions fail to obtain a second the chairperson shall state, "Since there is no second, the motion is not before this meeting."
- C. Once a motion has been moved and seconded it belongs to the entire body and not to the maker of the motion; therefore, if a commissioner wishes to withdraw a motion that is officially before the body, action of the PC or must be taken in either of the following ways:
1. The chairperson will ask the PC if there are any objections to the motion being withdrawn. If there are no objections, the motion shall be withdrawn by unanimous consent, without the need for the seconder to withdraw his/her second or any further motion.
 2. If there is an objection to the motion being withdrawn, the person requesting permission or another commissioner may make a motion to grant permission. A second is required if the motion is made by the person requesting permission but not if by another commissioner. The chairperson shall take an official vote. A majority vote shall be required to adopt the motion to grant permission to withdraw a motion.

SECTION 13. SUBSIDIARY MOTIONS

During debate, commissioners may introduce motions that propose a particular action on the main motion.

These subsidiary motions allow a body to reach a conclusion on the main motion.

The commissioner/member who seconds a main motion, or any procedural motion, implies that he/she wishes that the motion be discussed and voted upon, but does not indicate support for the motion and may speak for or against the motion.

Three of these subsidiary motions – amend, limit discussion or debate and call the question – can also apply to other subsidiary motions.

Section 13.01. Amend

- A. If any commissioner feels that the main motion might be more acceptable in a way other than the way presented, the commissioner may amend through substitution, insertion or deletion of stipulations/conditions, or striking out portions. Such proposed amendments shall be approved by a majority vote.
- B. If a proposed amendment fails to obtain unanimous consent or a majority vote, or lacks a second, the main motion considered shall be the one originally presented.
- C. An amendment must be germane (relating to the substance of the main motion) and may not introduce an independent question.
- D. Improper amendments shall be:
 - 1. one which is not germane;
 - 2. one which would make the adoption of the amended motion equivalent to a rejection of the motion; or
 - 3. one which is frivolous or absurd.

Section 13.02. Defer Until a Time Certain

A motion to defer to a time certain (postpone) may be used if a majority of the PC feels that the motion before them should be considered at a later date or if the discussion shows that more information from staff or the applicant is needed or that the facts as presented are not adequate for their final vote. A second shall be required, and discussion shall be limited to the reason for holding the motion or the time to which it is to be held. A majority is needed to pass it. If this motion fails, the motion to be considered shall be that motion which was on the floor prior to the motion to hold, if one exists otherwise a new motion is required.

Section 13.03. Limit Discussion or Debate

If a commissioner feels that the period of time for discussion of a motion should be limited as to time for the motion as a whole, or as to individual time given, the commissioner may move to "limit discussion (or debate) to __ minutes." This motion shall require a second and no discussion on the motion shall be allowed.

Section 13.04. Call the Question

A commissioner may "call the question" (a motion to end discussion) when it is clear that further discussion is unnecessary or that discussion is becoming repetitive. This motion shall require a second and once there is a second, the motion goes to a vote, no discussion on the motion shall be allowed.

SECTION 14. PRIVILEGED MOTIONS OR MATTERS

Privileged motions facilitate the running of the meeting. They do not address or relate to the main motion and can be introduced whether or not there is a main motion under consideration. Privileged motions take precedence over all subsidiary motions. Debate is not allowed on these motions.

Section 14.01. Points of Privilege

If any matters occur such as to impede a commissioner in attending to the business, e.g., too much noise, the microphone not working, matters that affect the safety, orderliness, or comfort of the commissioner, or that affects the honor of an individual commissioner, such commissioner may state to the chairperson that he/she has a point of privilege and the matter must be addressed before the pending business of the body continues. No vote is required unless a motion arises out of the privilege.

Section 14.02. Recess for Breaks

A recess may be declared by the chairperson, at his/her discretion, when he/she deems it advisable or by a request of a commissioner. If the body unanimously consents, no motion is required. If there is an objection from a commissioner, then a motion and a second is required, it is not debatable and an affirmative majority vote shall be required to recess.

Section 14.03. Adjourn

The highest-ranking motion shall be the motion to adjourn, requiring a second and a majority vote with no discussion allowed, except that the motion shall contain a time to hear any non-completed items on the agenda, if such exist. If all business on the agenda has been completed, the chairperson may assume the motion, and without a second, obtain unanimous consent to adjourn.

SECTION 15. INCIDENTAL MOTIONS

Incidental motions have no rank but shall be decided immediately before business may proceed and may be used throughout the meeting. These motions allow commissioners to exert their rights as a member of the body.

Section 15.01. Point of Order. A commissioner may call for a point of order if he/she believes

that the chairperson has failed to notice a breach in the rules. A second is not required. This point of order shall be decided by the presiding officer without debate, unless in doubtful cases he/she submits the question to the body for decision.

Section 15.02. Appeal From the Chairperson's Decision. Whenever a commissioner believes that the chairperson is mistaken in his/her ruling, a commissioner may appeal from the chairperson's decision. An appeal shall require a second and shall be debatable with the chairperson speaking first explaining his/her ruling, and the chairperson may close out the debate by a statement at the end defending the ruling. An appeal may be made only on a ruling and may not be made:

- A. in response to a parliamentary inquiry or point of information;
- B. in areas that challenge verifiable rulings of factual nature.

The chairperson shall state the motion as "Shall the chairperson's decision be sustained?" A tie vote shall sustain the chairperson because a majority of those voting shall be required to overturn the chairperson's ruling.

Section 15.03. Parliamentary Inquiry. A parliamentary inquiry is a question directed to the Chair to obtain information on a matter of parliamentary law or the rules of the body. The chairperson will answer such questions or may ask the staff for an opinion. The motion does not require a second, is not debatable and does not involve a vote. The chairperson's reply, whether or not he/she has requested advice from the staff, is not a ruling, but is an opinion. If a commissioner does not agree with the Chair's opinion, he/she may act in a way contrary to this opinion, and if ruled out of order, may then appeal the chairperson's ruling. The Chair is not obligated to respond to hypothetical questions.

SECTION 16. VOTING

- A. All votes shall be taken by either raised hand or electronic means, at the discretion of the Chair, except those which the chairperson handles through unanimous consent, i.e., "If there are no objections...". A single objection will require that a counted vote be taken. An affirmative vote of at least four commissioners, or the chairperson and three commissioners, shall be required to adopt a motion, except where otherwise indicated.
- B. When an entire section of the agenda is to be voted upon by engross, a commissioner may, without discussion, state that he/she is voting in the affirmative on all of the agenda items contained within that section of the agenda except certain ones (which he/she will name by number). In such cases, the vote of the commissioner(s) will be recorded as negative for the items named.
- C. If a motion has been voted on without discussion and a commissioner feels that it is necessary to explain his/her vote, he/she may have no more than one minute to give public reasons for his/her vote. This shall not be construed as an opportunity to repeat discussion that has already taken place at the same meeting.
- D. A tie vote shall cause all procedural motions to be defeated. A tie vote on a main motion shall

authorize the PC to either defer the motion or refer the motion without recommendation to the City Council. Such decision shall be decided by a further motion/vote of the body. If there is no majority vote, the case shall be referred to the City Council without a recommendation.

- E. No commissioner who is present at any meeting of the body at which an official decision, ruling or other official act is to be taken or adopted may abstain from voting in regard to any decision, ruling, or act, and a vote shall be recorded or counted for each such commissioner present, except when, with respect to any such commissioner, there is or appears to be a possible conflict of interest as defined in Section 10.3.1-Planning Commission (a) Establishment, Composition and terms of City of Mableton City Zoning Ordinance. In such cases the abstaining commissioner shall give his/her reason for abstaining on the record and remove his/herself from the planning commission hearing room.
- F. A commissioner has the right to change his/her vote up to the time that a new matter is called, e.g. if the commissioner notices the registered vote is different than intended, the commissioner may correct his/her vote.
- G. Voting for the various sections of the agenda occurs as follows:
 - Consent – Following the reading of the consent agenda, as it may be amended, the body shall vote on agenda engross.
 - Deferred cases and regular cases – Each individual case shall be voted on following the presentation and any discussion.

SECTION 17. MINUTES

- A. All actions of the body, except for actions described in the O.C.G.A. §50-14-3 and §50-14-4, or as those sections may be amended from time to time, shall be accurately recorded by city staff in the minutes, which shall include:
 - a. all main motions, substantially as worded when adopted (including amendments or stipulations);
 - b. the name of the maker of all important motions;
 - c. disposition of all main motions, whether:
 - i. adopted/approved, with or without deletions, stipulations or conditions;
 - ii. defeated/denied/rejected;
 - iii. deferred until ____ (a definite time) with a request to the applicant for additional information and/or a request to staff for further information or recommendations;
 - iv. withdrawn, with or without prejudice;
 - d. how each commissioner voted;
 - e. Clerk's Note: a commissioner's comments are printed in the minutes if, when requested by the commissioner, the majority votes (or agrees by unanimous consent) to have the remarks included. This is to emphasize a discussion item that would typically not appear on the summary minutes.
- B. The responsibility for correcting and approving the minutes shall be vested only in the members

of the Planning Commission. The minutes of each meeting shall indicate their subsequent approval/correction. The minutes may be corrected whenever an error is noticed, regardless of the time which has elapsed. A commissioner may vote to approve the minutes even though he/she was not in attendance at that meeting.

SECTION 18. PARLIAMENTARIAN

The city attorney or his/her designee shall serve as parliamentarian and shall advise and assist the chairperson and the body in matters of parliamentary law.

SECTION 19. PARLIAMENTARY AUTHORITY

The latest edition of **ROBERTS' RULES OF ORDER** shall govern the PC in all areas not addressed and which are not inconsistent with these rules adopted by the commissioners or higher law.

SECTION 20. AMENDMENTS TO THESE RULES AND PROCEDURES

These rules may be amended by a majority vote of the entire PC and at a regular or special meeting of the PC respectively, provided notice has been given of the amendment(s) at the meeting prior to the vote on the amendment(s) per Sec.10.3.1. -Planning Commission (b) Meetings and rules of procedure.



City of Mableton, Georgia Rezoning Application and Instructions

The City of Mableton strives to operate as a "paperless" organization. Please be advised that this application form, its required documents and any supporting information must be uploaded via the city's website and data portal.

All application information submitted is a public record and is subject to the Open Records Act. This information will be posted online. Do not include any sensitive or personal information on the application or in your submitted application packet.

The following items are required for submitting an application for rezoning:

1. **Rezoning Application.** (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.
2. **Summary of Intent.** (Attachment B)
3. **Corporate Documentation.** If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
4. **Disclosure Form.** Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.
5. **Warranty Deed.** A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)
6. **Legal Description.** A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

7. **Tax Receipt.** A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)

8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)
 - a) north arrow,
 - b) land lot lines,
 - c) district lines,
 - d) lot lines,
 - e) angles,
 - f) total acreage,
 - g) bearing and distances,
 - h) adjoining street with right-of-way (present and proposed),
 - i) paving widths,
 - j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
 - k) building setback.
 - l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
 - m) buffer areas,
 - n) parking spaces,
 - o) parking deck location,
 - p) lakes and streams,
 - q) utility easements,
 - r) limits of the 100-year flood plain and acreage of flood plain,
 - s) cemeteries,
 - t) wetlands,
 - u) access points,
 - v) architectural or archeological landmarks,
 - w) stormwater detention/retention areas,
 - x) percentage of impervious surface before and after changes are made to the property,
 - y) stream buffers with required width,
 - z) lot sizes (if property will be subdivided)

9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)

10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis.** A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)
- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
 - (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
 - (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

9. **Traffic Study.** Any application for a rezoning involving a request of more than 75 residential dwelling units or 50,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

Any application for a rezoning involving a request of more than 150 residential dwelling units or 100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

These requirements shall not apply to a "Development of Regional Impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time. (Attachment L)

10. Application fee for rezoning, please see attached Rezoning Fee Structure. (Attachment M) Fees must be paid by credit card or Venmo.

Rezoning Process Requirements

1. **Signs.** Signs provided by the City must be posted on or near the right-of-way of the nearest public street thirty (30) days before the public hearing. Both a zoning sign and pursuant sign must be posted for every 500 feet of public road frontage. Failure to post and maintain signs continuously may prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, including the day of the public hearings and to remain posted until the final decision by the Mayor and

Council.

2. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:
 - a. A legible copy of the application and site plan
 - b. The date, time and location of the monthly public open house (see below)
 - c. Phone numbers and email addresses for the applicant and the City zoning office.
3. **Community Open House Meeting.** The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.
4. **Public Hearings.** The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.
5. **Public Contact.** Rezoning applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

Attachment A – Rezoning Application
Attachment B – Summary of Intent for Rezoning
Attachment C – Disclosure Statements (2)
Attachment D – Warranty Deed
Attachment E – Legal Description
Attachment F – Tax Receipt
Attachment G – Site Plan
Attachment H – Septic Tank Documentation
Attachment I – Statement of Agreeable Conditions
Attachment J – Zoning Analysis
Attachment K – Traffic Study
Attachment L – Development of Regional Impact Development Thresholds
Attachment M – Rezoning Fee Structure

Email: quint 750 @ bellsouth.net.

Attachment A

Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Quinton Wiggles Phone# 7708993832

Address 640 South Gordon Rd Mableton, GA E-mail quint750@bellsouth.net

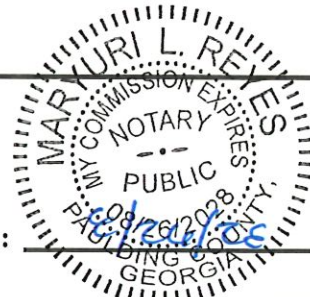
(representative's name, printed)

Phone# _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Titleholder Quinton Wiggles Phone# (770) 899-3832 E-mail quint750@bellsouth.net
(titleholder's name, printed)

Signature [Signature] Address 640 South Gordon Rd Mableton, GA 30122
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 8/26/2028



Zoning Request From R20 to RD
(present zoning) (proposed zoning)

For the Purpose of Poplex Affordable Homes Size of Tract .99 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 640 South Gordon Rd Mableton, GA 30122
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 413 and 385 District(s) 18th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): ~~3100~~ 3574
- b) Proposed building architecture: TRADITIONAL Duplex House Plan
With AOU In Rear of Property
- c) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant - please see definition below)*

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest: N/A

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? NO

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this 2/8 day of January, 2025.


Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant - please see definition below)*

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

NO

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.


Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: _____

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: _____

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: _____

I certify that the foregoing information is true and correct, this 21st day of January, 2025.



Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Attachment K

Developments of Regional Impact Development Thresholds

Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) Office	400,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet	700,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet	300,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross square feet of 400,000 or more (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross square feet (with residential units calculated at 1800 square feet per unit, or the minimum allowed by the host local government)	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)	600,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)	700,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)
(9) Airports	All new airports, runways and runway extensions	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more

(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility within 1 mile of public facility (airport, school, reservoir, river, etc.), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply

(16) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
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(17) Intermodal Terminals	New Facilities	New facilities	New facilities	New facilities	New facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces
(19) Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips

Attachment L



REZONING FEE STRUCTURE

Acres/Square Footage	Single-Family Residential (R-80, R-40, R-30, R-20, R-15, CS)	Medium/High Density Residential (RD, RA-5, SC, RM-8, RSL, FST, RM-12, MHPS, MHP)	Commercial, Industrial, Office (LRO, NRC, LRC, OI, UVC, PVC, CRC, OMR, OS, PSC, TS, GC, LI, HI)
0 – 5 Acres	\$ 500	\$ 750	\$1,000
5 – 10 Acres	\$1,000	\$1,500	\$2,000
10 – 20 Acres	\$1,500	\$2,000	\$2,500
20 – 100 Acres	\$2,000	\$2,500	\$3,000
100 + Acres	\$2,500 + \$25 per acre	\$3,000 + \$25 per acre	\$3,500 + \$25 per acre
0 to 20,000 sq. ft.		\$ 700	\$ 900
20,001 to 50,000 sq. ft.		\$1,200	\$1,500
50,001 to 100,000 sq. ft.		\$1,500	\$1,800
100,001 to 500,000 sq. ft.		\$2,000	\$2,200
500,001 + sq. ft.		\$2,000 + \$90 per 100,000 sq. ft	\$2,200 + \$ 115 per 100,000 sq. ft.

NOTE: The **maximum** fee for any rezoning application \$10,000. Fees must be paid by credit card or Venmo.

(Effective September 11, 2001) Any single-family residential rezoning application being filed for the sole purpose of changing the zoning classification to reflect the existing lot sizes(s) and/or lot configuration, that proposes no increase in density or additional development activities, will be charged an application fee of \$100.00 plus a refundable \$300.00 sign bond plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.

The fee for medium/high density residential, commercial, industrial, or office rezoning applications will be based on the total number of acres being rezoned or the total square footage

of the proposed building(s) on the rezoning site, **whichever fee is greater.**

There is also a **deposit fee of \$300.00** for sign(s), which will be refunded if the sign(s) are returned within **thirty (30)** days after the final decision by the Mayor and Council plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.

24-1366

Return Recorded Document to: *Duffani Hawes*
The Hawes Law Firm, LLC
425 Buford Highway
Suite 202
Suwanee, GA 30024

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID# 18038500350

FILE #: 24-1366

THIS INDENTURE made this 2 day of Dec, 2024, between Luis Infante-Alatorre and Miriam Guadalupe Moncada Garcia of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Quinton Wiggles as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:

Beginning at a point on the North side of Old Austell Road and three hundred ninety (390) feet East of Pisgah Road and running North a distance of four hundred (400) feet; thence East three hundred twenty-four (324) feet; thence South four hundred twenty-seven (427) feet to the North side of Old Austell Road; thence West along the North side of Old Austell Road three hundred twenty-three (323) feet to the points of beginning, being improved property with a house thereon. Old Austell Road is now known as South Gordon Road.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

Also Known By Street and Number: 640 S Gordon SW Road, Mableton, GA 30126

This Deed is given subject to all easements and restrictions of record.

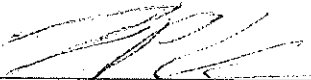
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

24-1366

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

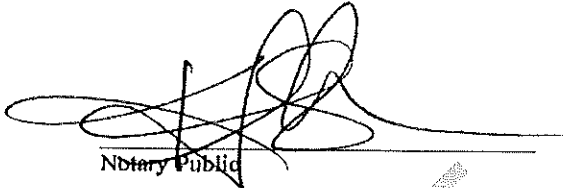
Signed, sealed and delivered in presence of:




Witness



Luis Infante-Altorre (SEAL)



Notary Public



Mirlam Guadalupe Moncada Garcia (SEAL)



Unofficial Copy

All that tract and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:

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FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

LMI
HGKG

Also Known By Street and Number: 640 S Gordon SW Road, Mableton, GA 30126

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Infante-Alatorre		FIRST NAME Luis	MIDDLE	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 640 S Gordon Rd				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$100,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Mableton, GA 30126 USA			DATE OF SALE 12/2/2024	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Wiggles		FIRST NAME Quinton	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 640 S Gordon Rd				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$100,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Mableton, GA 30126 USA			Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$100.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 640		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION S Gordon			SUITE NUMBER
COUNTY COBB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 18038500350	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

SITE PLANS

For

640 SOUTH GORDON ROAD

PARCEL NO.: 18038500350
 LAND LOTS 385 & 413, 18TH LAND DISTRICT
 COBB COUNTY, GEORGIA

CITY OF MABLETON:
 24-HOUR CONTACT: QUINTON WIGGLES: (770) 899-3832



CALL BEFORE YOU DIG

OWNER

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3832
 E-Mail: quintonwiggles@earthlink.net

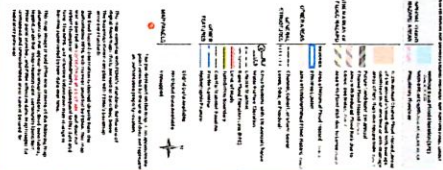
BUILDER

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3832
 E-Mail: quintonwiggles@earthlink.net

ENGINEER

QUINTON WIGGLES, P.E., P.L.S., CEM
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3832
 E-Mail: quintonwiggles@earthlink.net

National Flood Hazard Layer Firmnote



VICINITY MAP



DRAWING NUMBER	TITLE	ISSUE DATE	LAST REVISED DATE
24-063-SP-1	EXISTING CONDITIONS	02-09-2025	
24-063-SP-2	SITE PLAN	02-09-2025	
24-063-SP-3	TREE PRESERVATION PLAN	02-09-2025	
24-063-SP-4	CONSTRUCTION DETAILS	02-09-2025	
24-063-SP-5	CONSTRUCTION DETAILS	02-09-2025	
24-063-SP-6	CONSTRUCTION DETAILS	02-09-2025	
24-063-SP-7	CONSTRUCTION DETAILS	02-09-2025	
24-063-SP-8	CONSTRUCTION DETAILS	02-09-2025	

LIST OF DRAWINGS

DESIGN PROFESSIONAL CERTIFICATE
 I, QUINTON WIGGLES, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERING SOCIETY OF GEORGIA.

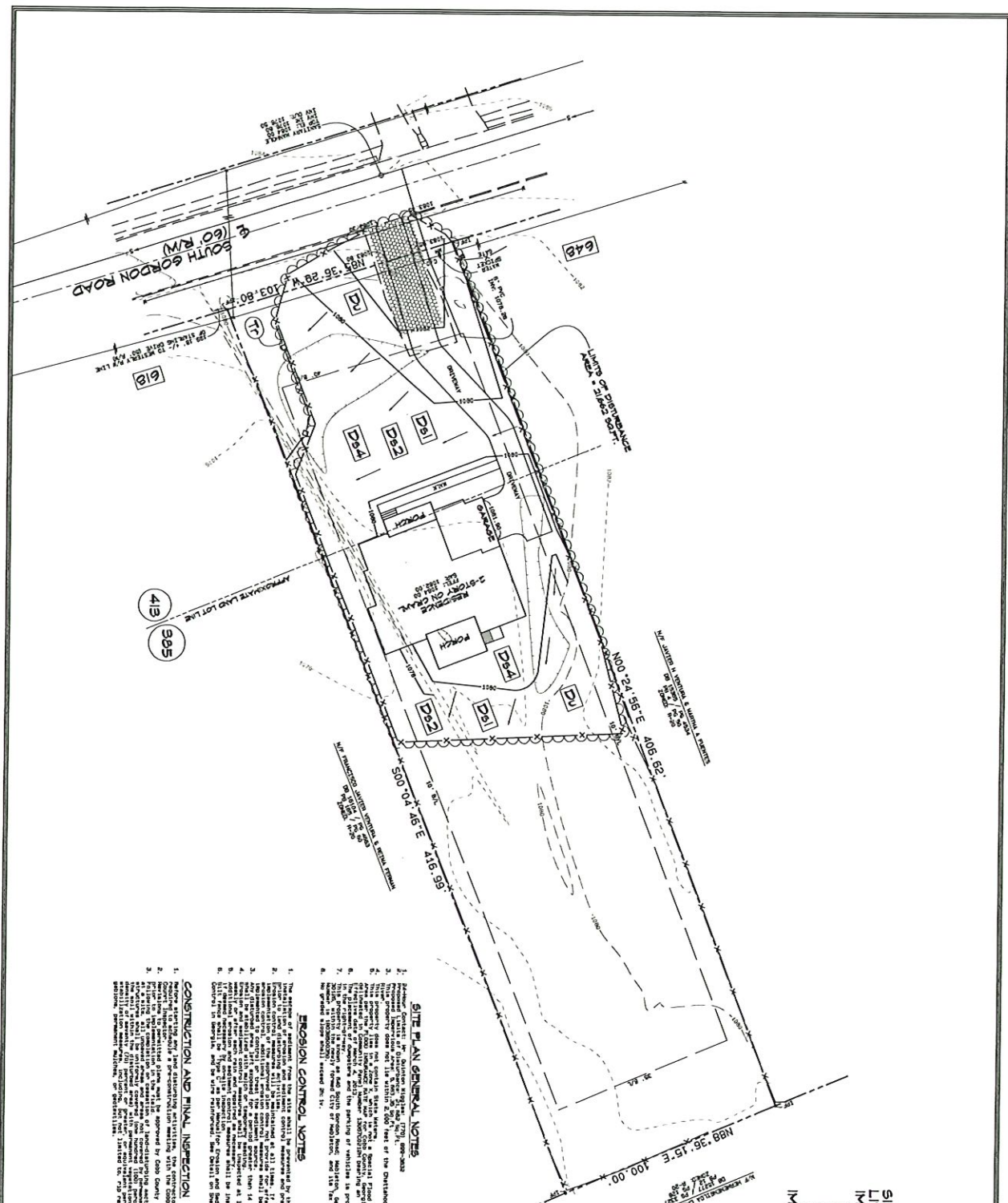
SITE AREA: 41,845 SQ.FT.
LIMITS OF DISTURBANCE: 21,662 SQ.FT.
IMPERVIOUS AREA: 5,668.95 SQ. FT.
IMPERVIOUS COVERAGE: 13.57%

DATE	BY	DESCRIPTION
02-09-2025	QW	AS NOTED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED
02-09-2025	QW	REVISED



QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3832
 E-Mail: quintonwiggles@earthlink.net

COVER SHEET
 640 SOUTH GORDON ROAD
 MABLETON, GEORGIA 30126



AREA = 41,845 SQ.FT.
 0.9618 ACRES
 ZONED: R-20

SITE AREA: 41,845 SQ.FT.
 LIMITS OF DISTURBANCE: 21,662 SQ.FT.
 IMPERVIOUS AREA: 5,695.35 SQ.FT.
 IMPERVIOUS COVERAGE: 13.57%

SITE PLAN GENERAL NOTES

1. All dimensions are in feet and inches.
2. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
3. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
4. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
5. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
6. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
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10. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.

EROSION CONTROL NOTES

1. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
2. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
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10. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.

CONSTRUCTION AND FINAL INSPECTION

1. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
2. The site is bounded by the following dimensions: 189.36' 15.15' E 100.00' S 500.00' x 4.9' E 39.91' 36.28' W 103.80' S 60.00' W.
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NO.	REVISIONS	DATE

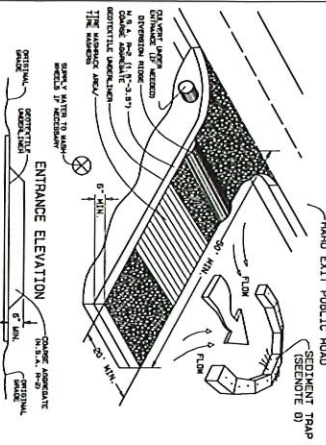
DATE: 2-09-2025
 SCALE: 1" = 20'
 DESIGNED: G.E.O.
 CHECKED: G.E.O.
 LAND LOT: 295 & 413
 16TH LAND DISTRICT
 COBB COUNTY, GA

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Suite 8
 Mableton, Georgia 30126
 (770) 999-3932
 E-Mail: quint750@bellsouth.net

SITE PLAN
 640 SOUTH GORDON ROAD
 MABLETON, GEORGIA 30126

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CRUSHED STONE CONSTRUCTION EXIT
EXIT DIAGRAM
 HAND EXIT PUBLIC ROAD
 SEDIMENT TRAP
 (SEE NOTE D)



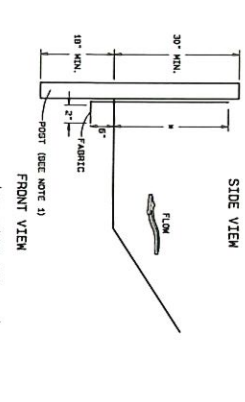
- NOTES:**
1. ALL EXITS MUST BE CONSTRUCTED ON A SOLID FOUNDATION AREA, GRADE, AND SHALL BE CONSTRUCTED WITH A MINIMUM WIDTH OF 10'-0" (10'-0" TO 10'-0" MINIMUM) AND SHALL BE CONSTRUCTED WITH A MINIMUM WIDTH OF 10'-0" (10'-0" TO 10'-0" MINIMUM) AND SHALL BE CONSTRUCTED WITH A MINIMUM WIDTH OF 10'-0" (10'-0" TO 10'-0" MINIMUM).
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(C) CONSTRUCTION EXIT

DEFINITION:
 A construction exit is a paved area that provides a means of egress from a building or structure to a public road or other paved area. It shall be constructed in accordance with the following requirements:

1. The exit shall be paved with a minimum thickness of 4 inches of concrete or 6 inches of compacted aggregate base over a compacted subgrade.
2. The exit shall be a minimum of 10 feet wide and 10 feet long.
3. The exit shall be constructed to a minimum depth of 4 inches below the existing ground surface.
4. The exit shall be constructed to a minimum depth of 4 inches below the existing ground surface.
5. The exit shall be constructed to a minimum depth of 4 inches below the existing ground surface.
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10. The exit shall be constructed to a minimum depth of 4 inches below the existing ground surface.

SILT FENCE - TYPE SENSITIVE
SIDE VIEW



NOTES:

1. THE SILT FENCE SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 30' (30' MINIMUM) AND SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 30' (30' MINIMUM).
2. THE SILT FENCE SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 30' (30' MINIMUM) AND SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 30' (30' MINIMUM).
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10. THE SILT FENCE SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 30' (30' MINIMUM) AND SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 30' (30' MINIMUM).

(D) SEDIMENT BARRIER

DEFINITION:
 A sediment barrier is a structure that is used to prevent sediment from entering a water body. It shall be constructed in accordance with the following requirements:

1. The barrier shall be constructed with a minimum height of 30 inches.
2. The barrier shall be constructed with a minimum width of 10 feet.
3. The barrier shall be constructed with a minimum depth of 4 inches below the existing ground surface.
4. The barrier shall be constructed with a minimum depth of 4 inches below the existing ground surface.
5. The barrier shall be constructed with a minimum depth of 4 inches below the existing ground surface.
6. The barrier shall be constructed with a minimum depth of 4 inches below the existing ground surface.
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9. The barrier shall be constructed with a minimum depth of 4 inches below the existing ground surface.
10. The barrier shall be constructed with a minimum depth of 4 inches below the existing ground surface.

(E) DUST CONTROL ON DISTURBED AREAS

DEFINITION:
 Dust control measures are those measures that are used to prevent dust from being emitted from a disturbed area. It shall be constructed in accordance with the following requirements:

1. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
2. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
3. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
4. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
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8. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
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10. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.

(F) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION:
 Disturbed area stabilization is the process of restoring a disturbed area to its original state. It shall be constructed in accordance with the following requirements:

1. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
2. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
3. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.
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10. The disturbed area shall be stabilized with a minimum of 2 inches of mulch or other suitable material.

Table B-2.1	Table B-2.2	Table B-2.3																																				
<p>Table B-2.1: Minimum Strength Requirements for Sediment Barriers</p> <table border="1"> <tr> <th>Minimum Strength (lb/ft²)</th> <th>10'</th> <th>15'</th> <th>20'</th> <th>25'</th> <th>30'</th> </tr> <tr> <td>Minimum Strength</td> <td>200</td> <td>300</td> <td>400</td> <td>500</td> <td>600</td> </tr> </table>	Minimum Strength (lb/ft²)	10'	15'	20'	25'	30'	Minimum Strength	200	300	400	500	600	<p>Table B-2.2: Minimum Strength Requirements for Sediment Barriers</p> <table border="1"> <tr> <th>Minimum Strength (lb/ft²)</th> <th>10'</th> <th>15'</th> <th>20'</th> <th>25'</th> <th>30'</th> </tr> <tr> <td>Minimum Strength</td> <td>200</td> <td>300</td> <td>400</td> <td>500</td> <td>600</td> </tr> </table>	Minimum Strength (lb/ft²)	10'	15'	20'	25'	30'	Minimum Strength	200	300	400	500	600	<p>Table B-2.3: Minimum Strength Requirements for Sediment Barriers</p> <table border="1"> <tr> <th>Minimum Strength (lb/ft²)</th> <th>10'</th> <th>15'</th> <th>20'</th> <th>25'</th> <th>30'</th> </tr> <tr> <td>Minimum Strength</td> <td>200</td> <td>300</td> <td>400</td> <td>500</td> <td>600</td> </tr> </table>	Minimum Strength (lb/ft²)	10'	15'	20'	25'	30'	Minimum Strength	200	300	400	500	600
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 Georgia State Water Control Commission
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404/521-1234
 Fax: 404/521-1234

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-9932
 E-Mail: quint750@ellsouth.net

CONSTRUCTION DETAILS
 (1 OF 4)
 640 SOUTH GORDON ROAD
 MABLETON, GEORGIA 30126

CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
 1093 HANFORD LANE
 JOHN'S CREEK, GEORGIA 30097
 E-Mail: g11bert@georgiatec.com

NO.	REVISIONS	DESCRIPTION	DATE
1			
2			
3			
4			
5			

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE PRACTICE	SYMBOL	DESCRIPTION
1		1. Straight line
2		2. Zigzag line
3		3. Dashed line
4		4. Dotted line
5		5. Dash-dot line
6		6. Solid line with dots
7		7. Solid line with dashes
8		8. Solid line with circles
9		9. Solid line with squares
10		10. Solid line with triangles
11		11. Solid line with diamonds
12		12. Solid line with hexagons
13		13. Solid line with octagons
14		14. Solid line with stars
15		15. Solid line with crosses
16		16. Solid line with pluses
17		17. Solid line with asterisks
18		18. Solid line with hash marks
19		19. Solid line with at signs
20		20. Solid line with percent signs
21		21. Solid line with dollar signs
22		22. Solid line with pound signs
23		23. Solid line with euro signs
24		24. Solid line with yen signs
25		25. Solid line with dollar signs
26		26. Solid line with percent signs
27		27. Solid line with dollar signs
28		28. Solid line with percent signs
29		29. Solid line with dollar signs
30		30. Solid line with percent signs
31		31. Solid line with dollar signs
32		32. Solid line with percent signs
33		33. Solid line with dollar signs
34		34. Solid line with percent signs
35		35. Solid line with dollar signs
36		36. Solid line with percent signs
37		37. Solid line with dollar signs
38		38. Solid line with percent signs
39		39. Solid line with dollar signs
40		40. Solid line with percent signs

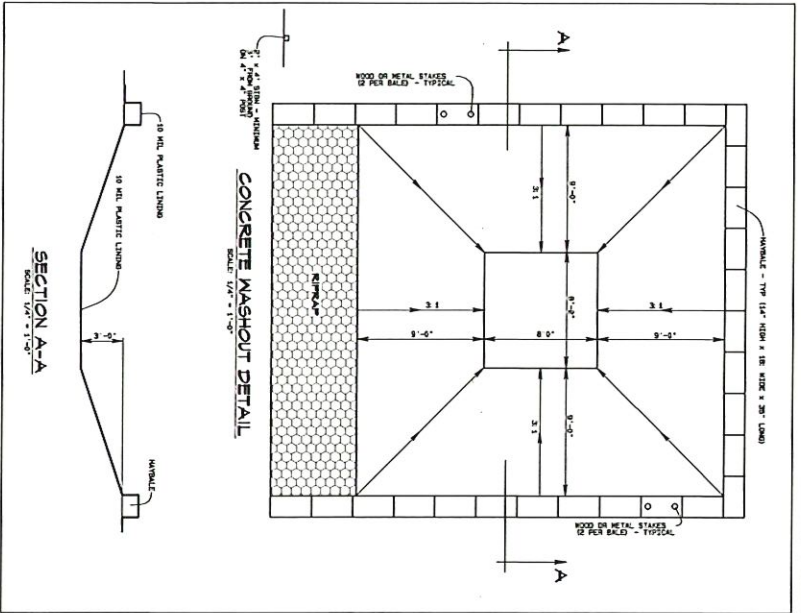
STRUCTURAL PRACTICES

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1		1. Straight line
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33		33. Solid line with dollar signs
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36		36. Solid line with percent signs
37		37. Solid line with dollar signs
38		38. Solid line with percent signs
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VEGETATIVE PRACTICES

CODE PRACTICE	SYMBOL	DESCRIPTION
1		1. Straight line
2		2. Zigzag line
3		3. Dashed line
4		4. Dotted line
5		5. Dash-dot line
6		6. Solid line with dots
7		7. Solid line with dashes
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Source: Georgia Dept. of Transportation



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Georgia Soil and Water Conservation Commission
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Civil Engineer
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Jones Creek, Georgia 30097
(678) 778-9889
E-Mail: g110r7g@georgiatech.com

DATE	REVISIONS	DESCRIPTION	DATE
2-09-2025	1	SCALE AS NOTED	
	2	DRAWN G.E.O.	
	3	DESIGNED G.E.O.	
	4	CHECKED G.E.O.	
	5	LAND LOT 353	
	6	18TH LAND DISTRICT	
	7	COBEN COUNTY, GA.	

DATE	REVISIONS	DESCRIPTION	DATE
2-09-2025	1	SCALE AS NOTED	
	2	DRAWN G.E.O.	
	3	DESIGNED G.E.O.	
	4	CHECKED G.E.O.	
	5	LAND LOT 353	
	6	18TH LAND DISTRICT	
	7	COBEN COUNTY, GA.	

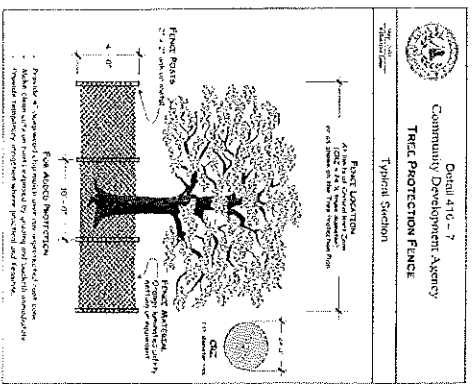
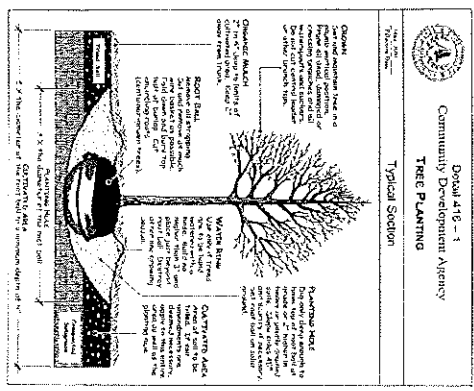
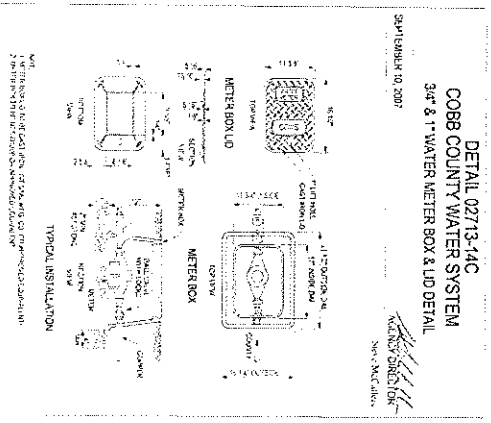
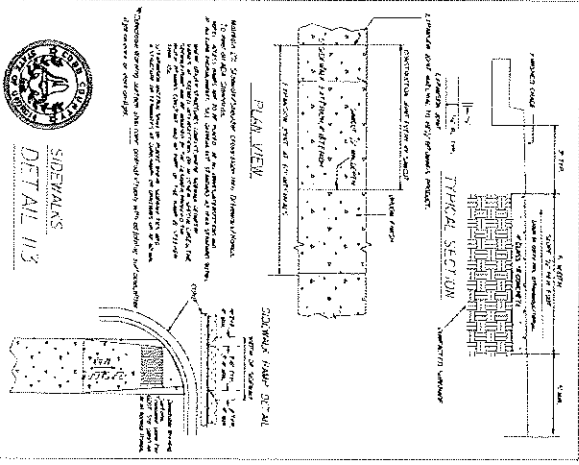
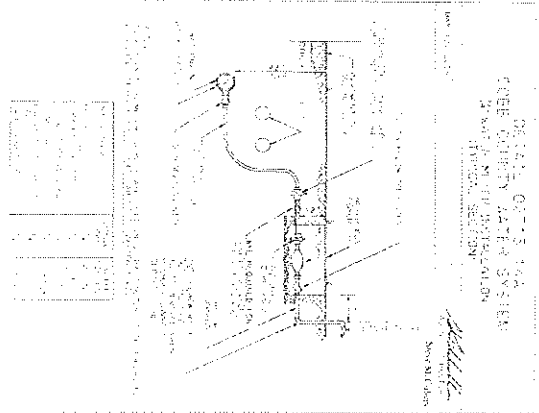
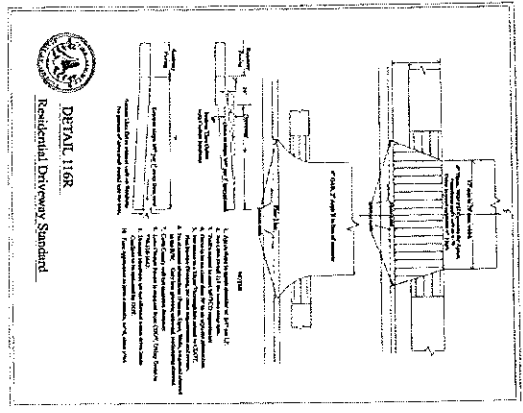
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Suite B
Mableton, Georgia 30126
(770) 699-3932
E-Mail: quint750@bellsouth.net

CONSTRUCTION DETAILS
(3 OF 4)

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

CONSULTING CIVIL ENGINEER AND LAND SURVEYOR

1093 Hannsford Lane
Jones Creek, Georgia 30097
(678) 778-9889
E-Mail: g110r7g@georgiatech.com



DRAWING NO. 24-063-SP-8	SHEET 05	DATE: 6-09-2024	REVISIONS NO. DESCRIPTION DATE		QUINTON WIGGLES 647 South Gordon Road, N.W. Suite B Mableton, Georgia 30126 (770) 899-3632 E-Mail: quint750@gs1south.net	CONSTRUCTION DETAILS (4 OF 4) 640 SOUTH GORDON ROAD MABLETON, GEORGIA 30126		1093 Hainsford Lane Jonesboro, Georgia 30213 (770) 775-5188 E-Mail: g10@geq11662@geq11600.com
		SCALE: AS NOTED	NO. DESCRIPTION DATE					

Cobb County, GA

Composite Summary

ParcelNumber 18038500350
 PropertyAddress 640 S GORDON RD
 Class R3 - Residential vacant
 Acres 0.99
 LandSquareFootage 43124
 Neighborhood M0009991 -
 TaxDistrict (M) MABLETON
 SubdivisionName 9991 - HOMESITE



Map

Click the image below to open and view the map.



Owner

[WIGGLES QUINTON](#)
 640 S GORDON RD
 MABLETON GA 30126

Owner Info Last Updated 4/17/2025

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2025	R3	100	\$94,810	\$0	\$94,810

[Show Historical Appraised Values](#)

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2025	\$37,924	\$0	\$37,924

[Show Historical Assessed Values](#)

Permits

Date	Number	Amount	Purpose	Status
03/26/2024	2024-1689	\$296,981	HOUSE, NEW	I - Incomplete

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
12/2/2024	\$100,000	WD	16248	4425	VALID SALE	INFANTE-ALATORRE LUIS & GARCIA MIRIAM GU	WIGGLES QUINTON	Click Here
11/21/2024	\$0	QC	16248	4423		JOHNSON MARY	INFANTE-ALATORRE LUIS	Click Here
11/21/2024	\$0	QC	16248	4421		WILBANKS SYLVIA ANN	INFANTE ALATORRE LUIS	Click Here
11/21/2024	\$0	QC	16248	4419		KATHLEEN ALLEY	INFANTE ALATORRE LUIS	Click Here
9/22/2021	\$0		15984	0712		INFANTE-ALATORRE LUIS	INFANTE ALATORRE LUIS & MONCADA GARCIA M	Click Here
9/22/2021	\$50,000		15984	0710	VALID SALE	HOWARD JOHN SA A/K/A PAUL HOWARD JOHN SA,	INFANTE ALATORRE LUIS	Click Here
7/24/2021	\$0	ESTD	15954	0998		ESTATE OF PAUL H. JOHN SA	WILBANKS SYLVIA & ALLEY KATHLEEN & WILBA	Click Here

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents. **Not all deeds display on the Tax Assessors' Website!** For complete deed research, visit the Superior Court Clerk's website at <https://superiorcourtclerk.cobbcounty.gov/landmark>

Photos



No data available for the following modules: 2025 Undeliverable Notices, Upcoming Visits, Summary - Personal Property, Current Year Business Forms, Appraised Values - Personal Property, Residential Improvement Information, Commercial Improvement Information, Accessory Information, Appeals, Sketches, Additions.

Ownership and characteristic data are the most current information available. All appraised/assessed values are as of Jan 1, 2026.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/21/2026, 8:04:36 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

Modern Farmhouse Duplex Plan

2559-01102



UNITS

2



SQ FT

3,574



WIDTH

50'



DEPTH

52'



BEDS/UNIT

3



BATHS/UNIT

2



1/2 BATHS/UNIT

1

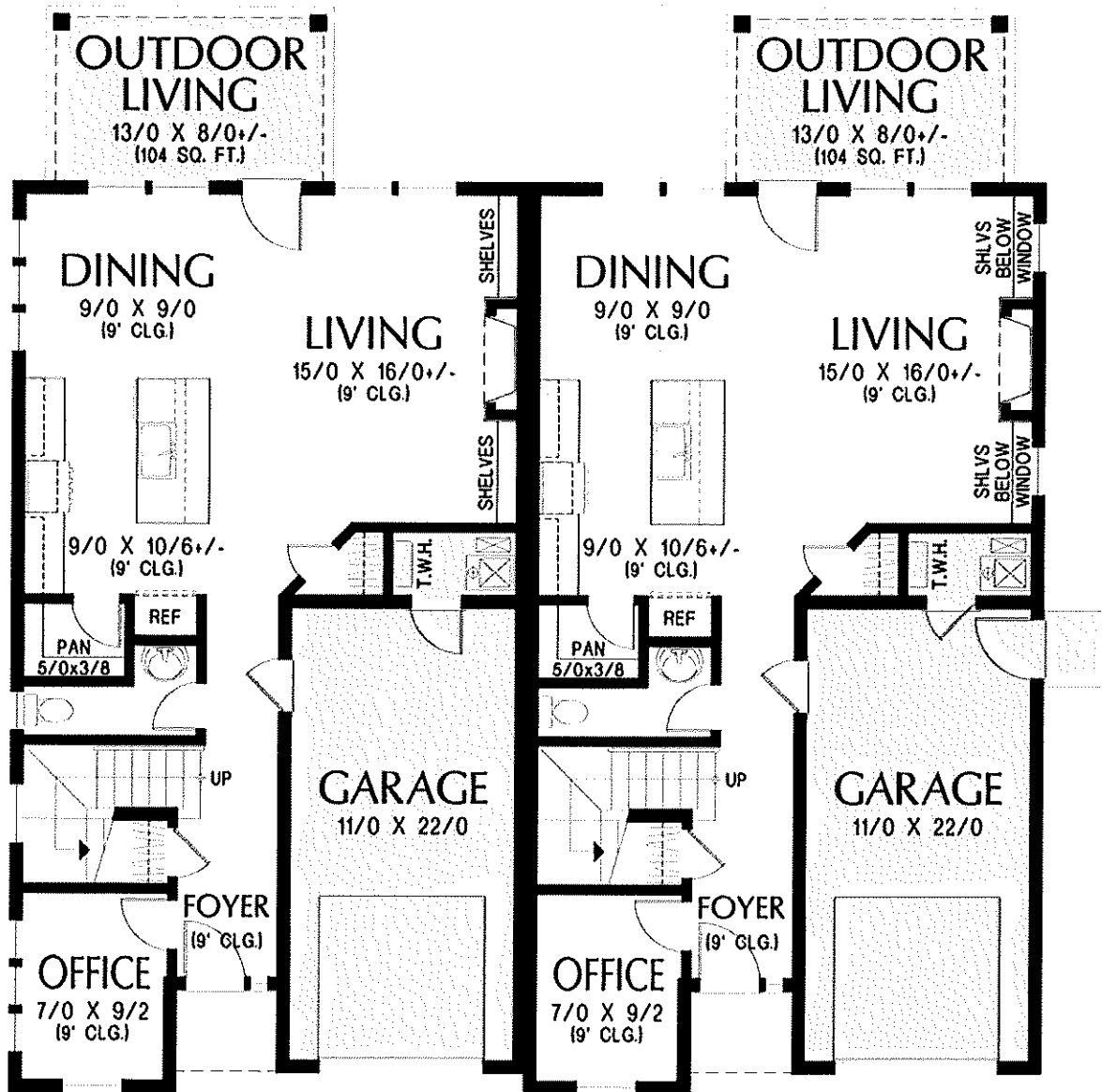


CARS/UNIT

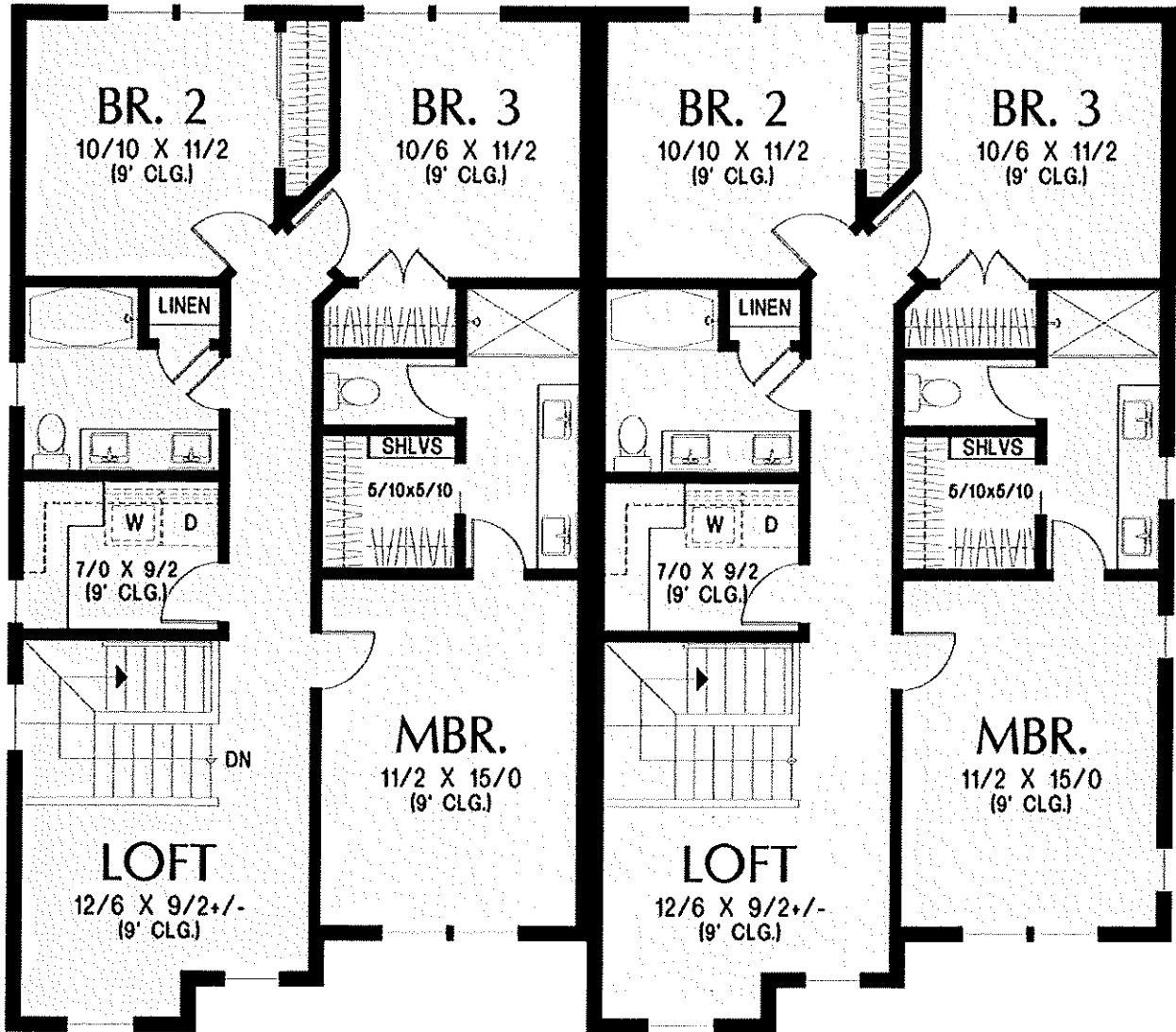
1



MAIN FLOOR



SECOND FLOOR



Images copyrighted by the designer.

FEATURES



Master Up



Front Entry Garage



Kitchen Island
Open Floor Plan



Laundry Second Floor



Rear Porch



Loft
Office

UNITS A & B

HEATED SQFT:	1,787
FIRST FLOOR SQFT:	803
SECOND FLOOR SQFT:	984
GARAGE SQFT:	261
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	1
FLOORS:	2
GARAGE SPACES:	1

WIDTH: 25 Ft, 0 In

DEPTH: 52 Ft, 0 In

BUILDING DETAILS

HEATED SQ FT

TOTAL HEATED AREA: 3,574 SqFt

FIRST FLOOR: 1,606 SqFt

SECOND FLOOR: 1,968 SqFt

UNHEATED SQ FT

TOTAL UNHEATED AREA: 522 SqFt

GARAGE: 522 SqFt

PORCH & PATIO SQ FT

TOTAL PORCH/PATIO AREA: 208 SqFt

BEDROOMS: 6

BATHROOMS: 4

HALF BATHS: 2

FLOORS: 2

GARAGE SPACES: 2

WIDTH: 50ft.

DEPTH: 52ft.

HEIGHT: 30ft.

FOUNDATION:

ADU



SQ FT
996



CAR
1



BEDS
2



STORIES
1



BATH
2



WIDTH
44' 4"



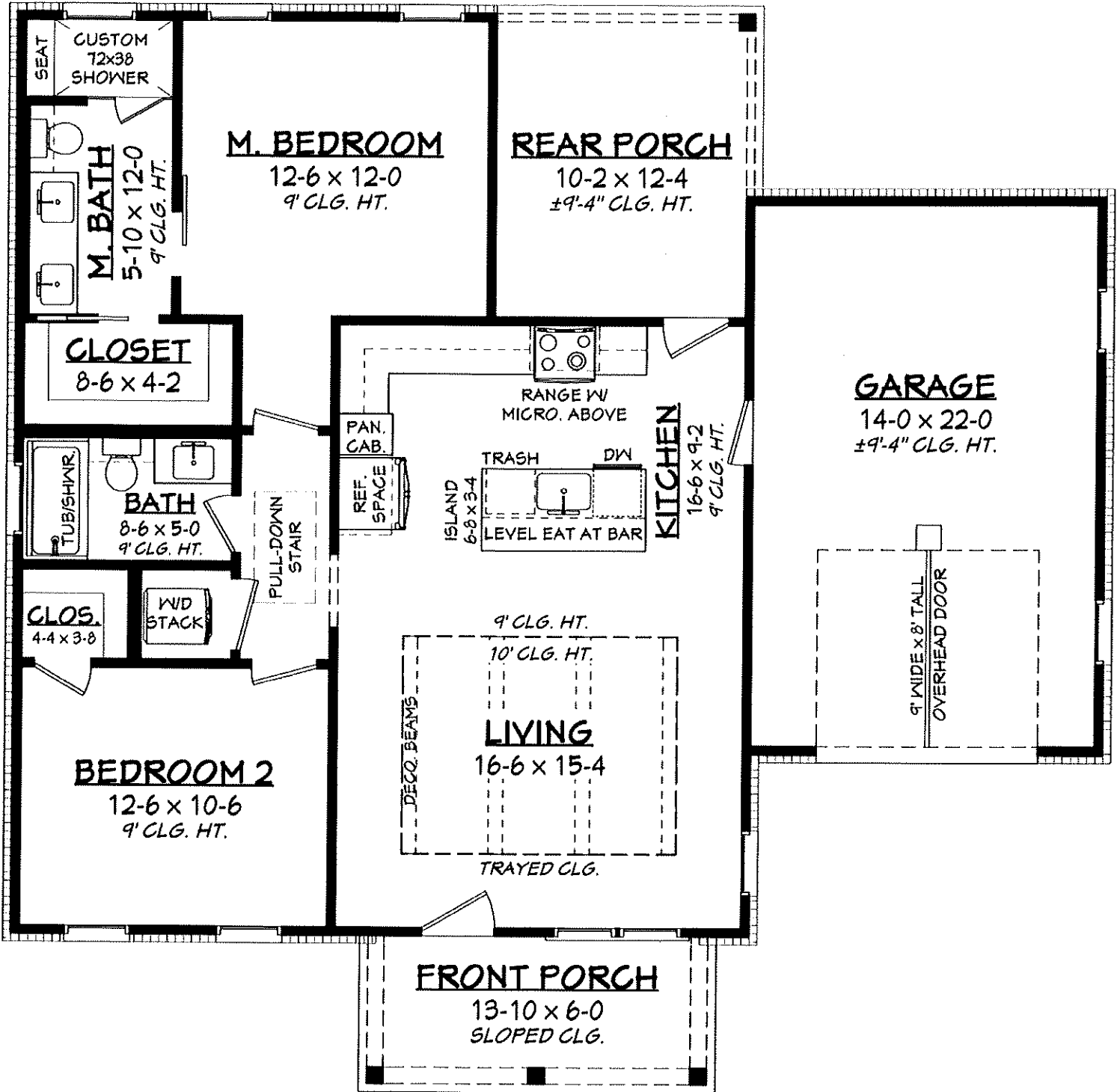
1/2 BATHS
0



DEPTH
43' 6"



MAIN FLOOR



FEATURES



Master On Main Floor



Front Entry Garage



Kitchen Island
Open Floor Plan



Laundry On Main Floor



Front Porch
Rear Porch

DETAILS

HEATED SQ FT

TOTAL HEATED AREA: **996 sq. ft.**

FIRST FLOOR: **996 sq. ft.**

UNHEATED SQ FT

GARAGE: **327 sq. ft.**

BEDROOMS: **2**

FULL BATHS: **2**

FLOORS: **1**

GARAGE SIZE: **1 car**

WIDTH: **44ft.-4in.**
DEPTH: **43ft.-6in.**
HEIGHT: **22ft.**
FOUNDATION:

Slab Foundation
PAID OPTION **Crawlspace Foundation**
PAID OPTION **Basement Foundation**
PAID OPTION **Walkout Basement Foundation**

MAIN ROOF PITCH: **8:12**
EXTERIOR FRAMING:
2x4 Wood
PAID OPTION **2x6 Conversion**

CEILING HEIGHTS

FIRST FLOOR: **9 feet**

WHAT'S INCLUDED IN THESE PLANS?

- **Cover Sheet**

Cover sheet typically includes a front view of the plan (may be in color), index of pages included, and other miscellaneous notes and details.

- **Foundation Plan & Details**

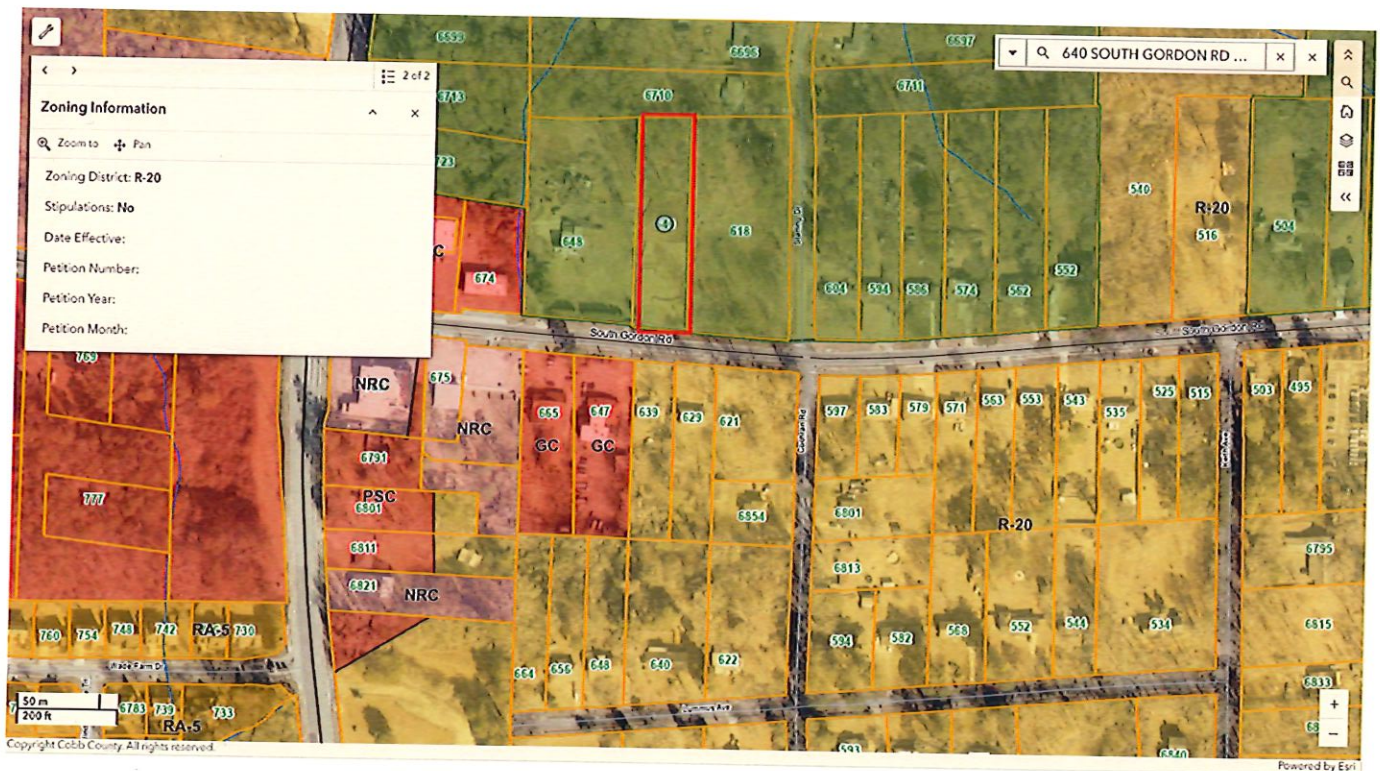
Foundation plans describe to the builder, the type of foundation requested by the home owner or the type of foundation required by a certain geographic area. In most cases, the foundation plan will include footing sizes and locations, footing details and other important information needed to properly construct the home. In some specific areas, a structural engineer may be required to review and certify the house plans purchased. These reasons include, but are not limited to the following: seismic (earthquake) considerations, high wind (coastal , mountainous areas, etc.), snow loads, etc.

- **Floor Plans**

The floor plans locate all walls, interior and exterior, of the entire building, denote ceiling heights and treatments, locate all plumbing fixtures, cabinets, door and window locations and sizes, gives square footage measurements, locate water heaters and hvac systems.

- **Exterior Elevations**

The exterior elevations are used to depict the exterior finishes (brick, siding, stucco, etc.), roof styles



Parcel ID: 18038500350

Tax Site Address: 640 S GORDON RD

Future Land Use (2nd Level): Medium Density Residential



TREE LEGEND
 CHERRY
 MAGNOLIA
 MAPLE
 OAK
 PALM
 PINE
 PINE
 PINE
 SWEETGUM

AREA = 41,895 SQ.FT.
0.9618 ACRES
ZONED: R-20

SITE AREA : 41,895 SQ.FT.
IMPERVIOUS AREA: 8,983.30 SQ.FT.
IMPERVIOUS COVERAGE: 21.44%

CONSULTING CIVIL ENGINEER LAND SURVEYOR
 1092 Hammond Lane, Suite 3097
 Jonesboro, GA 30213
 Phone: (770) 762-2488
 E-Mail: gilbert@georgiasurvey.com

DUPLEX SITE PLAN
 640 SOUTH GORDON ROAD
 MABLETON, GEORGIA 30126

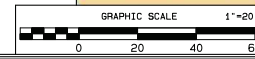
QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 895-3932
 E-Mail: quint75@pe1south.net



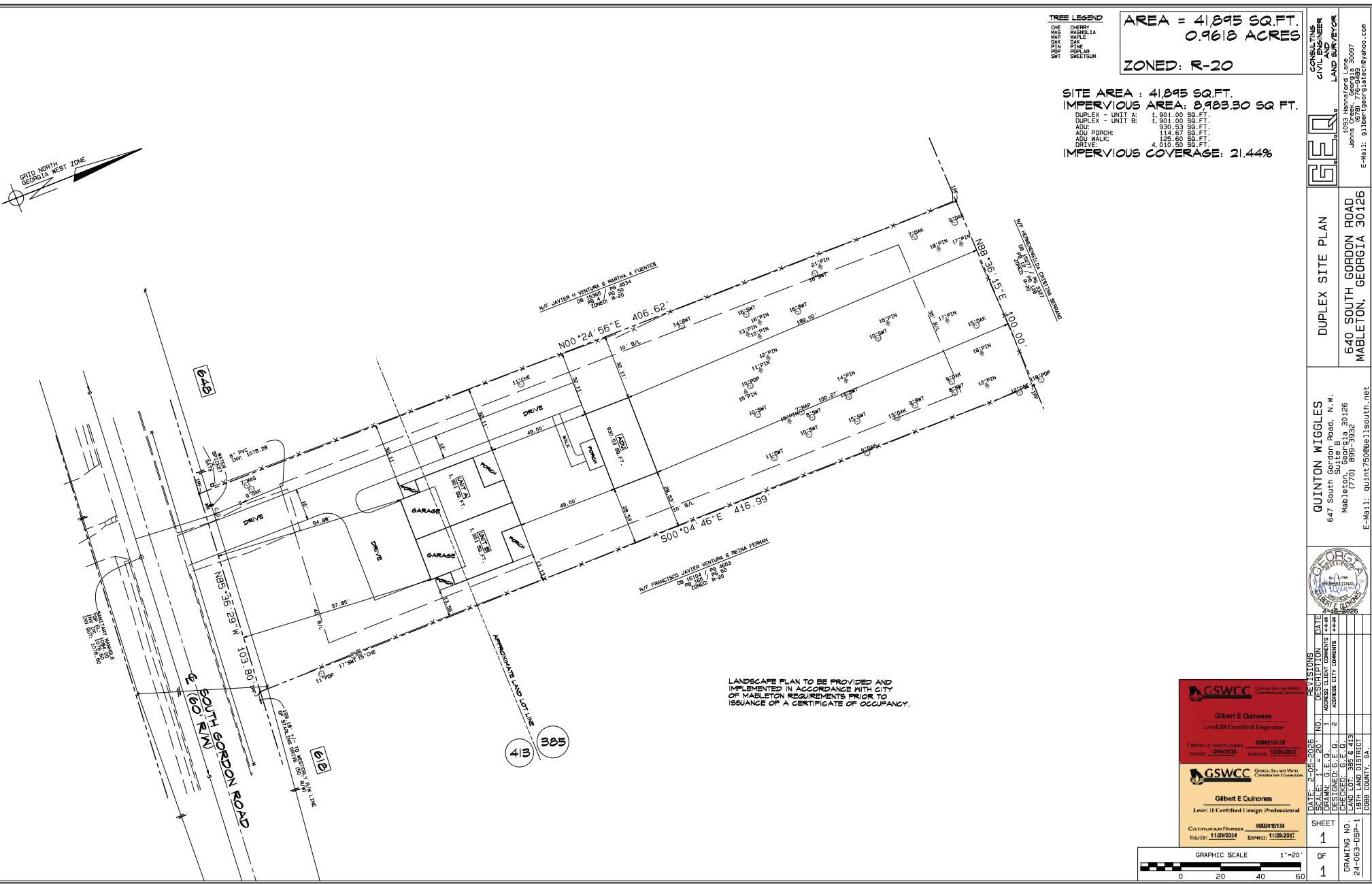
NO.	DATE	REVISIONS
1	11/29/2024	DESIGNED
2	12/04/2024	CHECKED
3		APPROVED

GSWCC Georgia Society of Professional Surveyors
 Gilbert E. Quinones
 Level III Certified Engineer
 License No. 12025
 State of Georgia
 Commission Expires: 11/29/2027

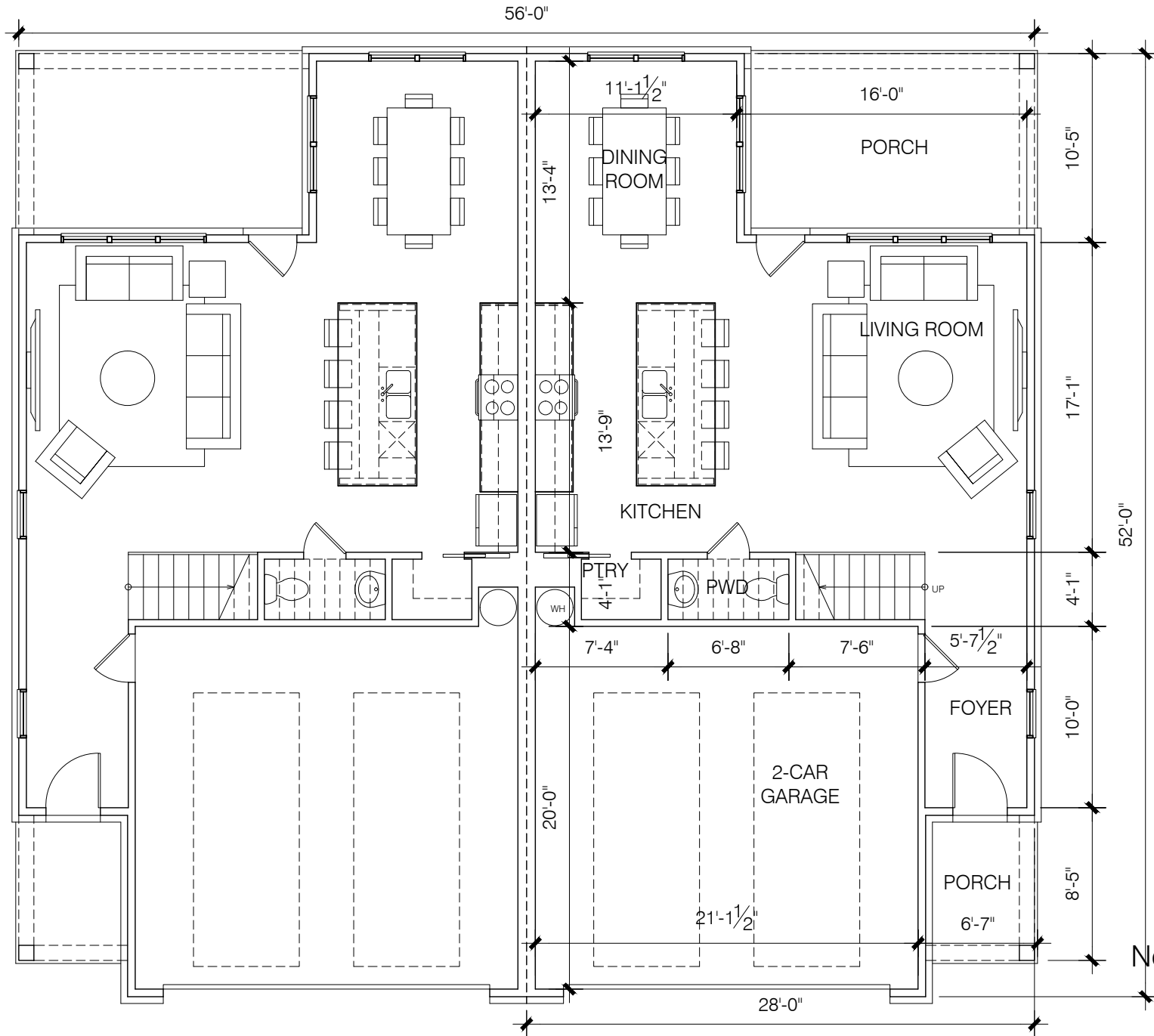
GSWCC Georgia Society of Professional Surveyors
 Gilbert E. Quinones
 Level III Certified Design Professional
 License No. 12025
 State of Georgia
 Commission Expires: 11/29/2027



LANDSCAPE PLAN TO BE PROVIDED AND IMPLEMENTED IN ACCORDANCE WITH CITY OF MABLETON REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



SHEET	1	OF	1
DRAWING NO.	24-063-DSP-1		



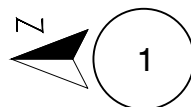
New Duplex Residence

640 South Gordon Rd.
Mableton, GA 30126

For: Quinton Wiggles

04-16-2026

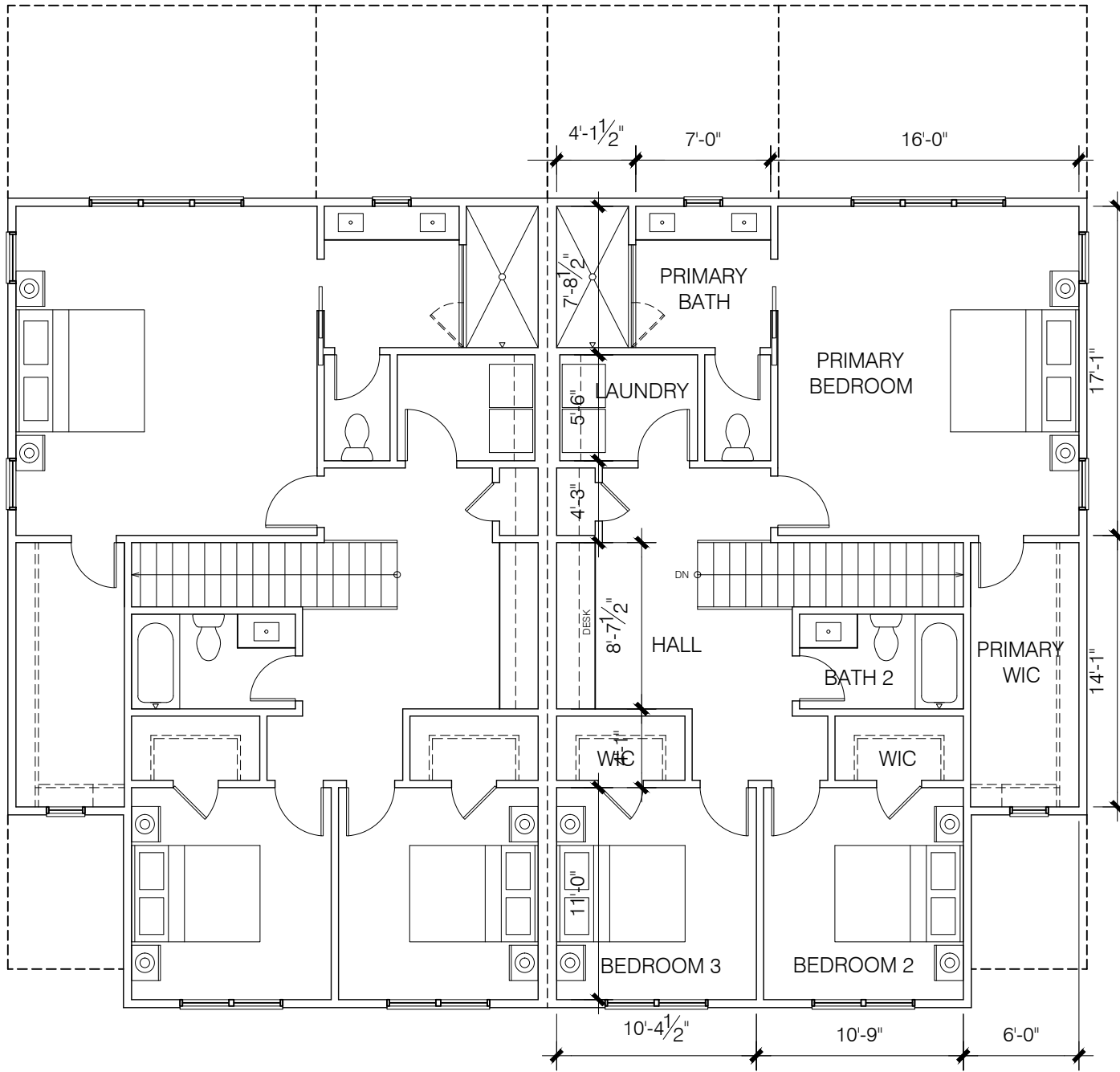
PER UNIT:
1ST FL: 785 SF
2ND FL: 1116 SF
TOTAL: 1901 SF



floor plan - 1st floor

SCALE: 1/8" = 1'-0"





New Duplex Residence

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026



2

floor plan - 2nd floor

SCALE: 1/8" = 1'-0"





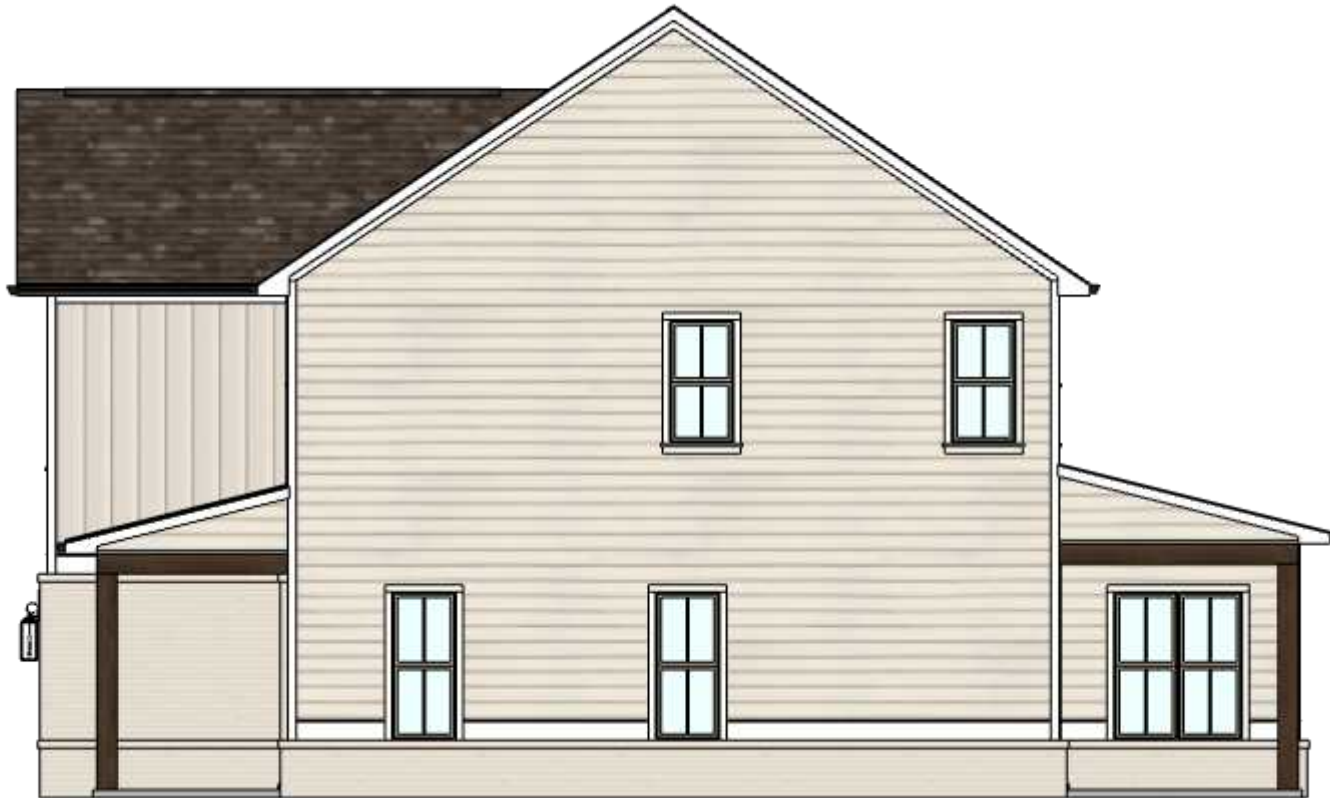
4

Front Elevation

SCALE: 1/8" = 1'-0"



Duplex Residence
640 South Gordon Rd.
Mableton, GA 30126
For: Quinton Wiggles
04-16-2026



5

Right Elevation

SCALE: 1/8" = 1'-0"



Duplex Residence
640 South Gordon Rd.
Mableton, GA 30126
For: Quinton Wiggles
04-16-2026



6

Rear Elevation

SCALE: 1/8" = 1'-0"



Duplex Residence
640 South Gordon Rd.
Mableton, GA 30126
For: Quinton Wiggles
04-16-2026



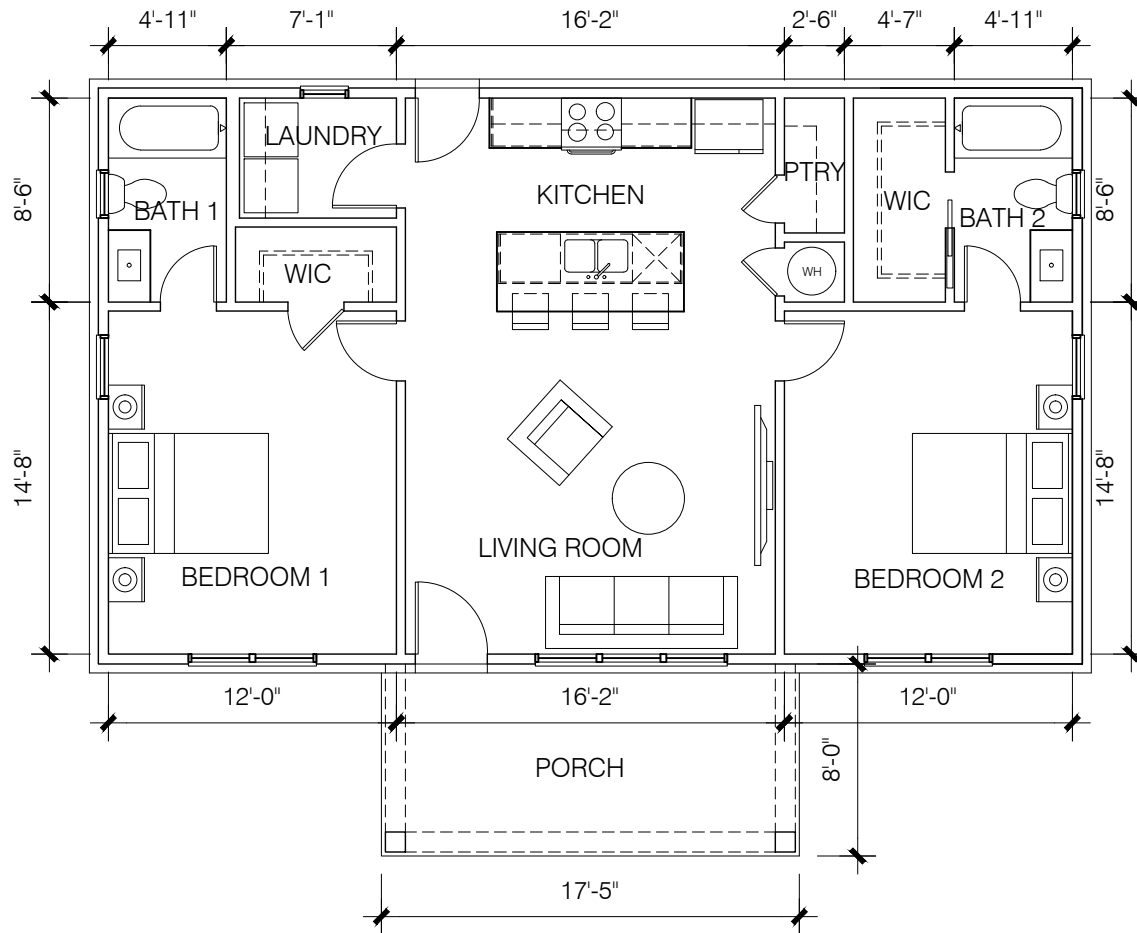
7

Left Elevation

SCALE: 1/8" = 1'-0"



Duplex Residence
640 South Gordon Rd.
Mableton, GA 30126
For: Quinton Wiggles
04-16-2026



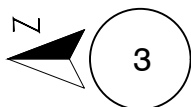
New Duplex Residence

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026



floor plan - ADU

SCALE: 1/8" = 1'-0"

ADU: 984 SF





Accessory Dwelling Unit

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026

4

Front Elevation

SCALE: 1/8" = 1'-0"



GOTSCH STUDIO
ARCHITECTURE & DESIGN



5

Right Elevation

SCALE: 1/8" = 1'-0"



Accessory Dwelling Unit

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026

GOTSCH STUDIO
ARCHITECTURE & DESIGN

Page 63 of 100



6

Rear Elevation

SCALE: 1/8" = 1'-0"



Accessory Dwelling Unit

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026

GOTSCH STUDIO
ARCHITECTURE & DESIGN



7

Left Elevation

SCALE: 1/8" = 1'-0"



Accessory Dwelling Unit

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026

GOTSCH STUDIO
ARCHITECTURE & DESIGN

Page 65 of 100

Rezoning Statement – Case REZ-2026-02

Honorable Chair, Esteemed Members of the Planning Commission, City Staff, and Residents of Mableton,

My name is Quinton Wiggles. I am a long-standing member of the Mableton community, a committed small business owner, and a resident whose vision for my property is grounded in family, stability, and responsible development.

As outlined in the staff report for Case REZ-2026-02, I am requesting to rezone this property from R-20 Single-Family Residential to RD Residential Duplex to allow for modest and thoughtfully planned residential development.

I have proudly called Mableton home since 2006. My connection to this community is not distant or speculative—it is personal, lived, and deeply rooted. My business is located directly across from the subject property, which reflects my daily presence and long-term investment in this area. I am not an absentee developer—I am a neighbor seeking to improve my surroundings with care, intention, and accountability.

At the heart of this request is a simple and sincere goal: to develop high-quality homes that are attainable for ownership. I do not engage in short-term rental activity or speculative investment practices. My vision is centered on stability and generational value. One unit of the duplex is intended for sale, contributing to homeownership opportunities, while the other will be reserved for my eldest child—reinforcing family-centered living within this community.

Additionally, I am proposing a habitable accessory structure to serve as a personal resting space during extended work periods. This is not intended to intensify use, but rather to support a practical lifestyle aligned with my daily responsibilities.

Beyond the structures themselves, I am committed to sustainable living. I plan to dedicate a portion of the rear yard to small-scale gardening, inspired by a personal health journey that has strengthened my appreciation for wellness and organic living.

I approach this process with full respect for the City's regulatory framework. I understand that the current plans are conceptual, and I welcome continued collaboration with City staff and reviewing agencies to ensure the final design meets all applicable standards.

In an effort to engage the community, I hosted a Neighborhood Zoning Information Meeting on March 23rd at an event center on South Gordon Road. While attendance was limited, I remain open and committed to receiving feedback and addressing concerns.

Furthermore, I am willing to accept reasonable and well-founded conditions that ensure compatibility with the surrounding neighborhood and uphold the intent of the City's development policies.

Above all, I respectfully ask for fairness and thoughtful consideration. I believe this request aligns with what is permitted by right within the City's code, and I hope my intentions, circumstances, and commitment to this community are carefully weighed.

I am not seeking to overdevelop or disrupt the character of the neighborhood. I am simply seeking the opportunity to build responsibly, live intentionally, and contribute positively to the future of Mableton.

With humility, I place my trust in the wisdom and discretion of this esteemed Commission.

Thank you, and God bless you all.

A handwritten signature in black ink, appearing to read "J. D. Wispler". The signature is written in a cursive style with a large, stylized initial "J" and "D".

ATTACHMENT A

Application for Temporary Land Use Permit Mableton, Georgia

Application No. LUP26-001
PC Hearing Date: 5/7/26
M&C Hearing Date: 5/27/26

Applicant Arturo Hernandez Phone # 323-209-7740 E-mail arubalcaba0423@gmail.com
Address 71 Hillcrest Dr Se Austell Ga 30168
(representative's name, printed)

Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)

My commission expires: _____



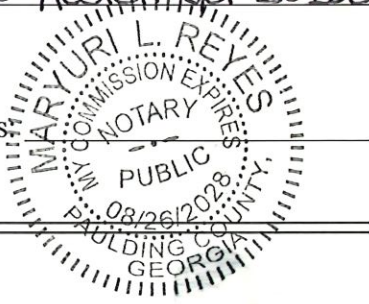
Titleholder Ruth Sanchez Phone # 678-9934301 E-mail ruthalo.13@gmail.com

Signature _____ Address 71 Hillcrest Dr Se Austell Ga 30168
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Present Zoning B-20 (Cobb Co. District)

Type of Permit

Temporary Land Use ; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No _____

For the Purpose of Parking 4 more cars in the property (total: 6)

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 506 District 18th

Size of Tract 0.94 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes _____ No _____

ATTACHMENT B1

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? _____
2. Number of employees? _____
3. Days of operation? _____
4. Hours of operation? _____
5. Number of clients, customers or salespersons coming to the property per day? _____ Per week? _____
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other (explain): _____
7. Signs? No: _____ Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) _____
9. Deliveries? No: _____ Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: _____ No: _____
11. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): _____
13. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.)
14. Any additional information? (Attach additional sheets if needed.)

Applicant Signature _____ Date: _____

Applicant Name (printed) _____

ATTACHMENT B2

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? 2
3. Number of vehicles at the house? 4 pick up and 2 trailers
4. Where do the residents park? Driveway: X Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: X No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside:

7. Length of time requested (24 months maximum): 24 months
8. Is the application a result of a Code Enforcement action? No: _____ Yes: X (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

Applicant Signature [Signature] Date: 02-09-26
Applicant Name (printed) Arturo Hernandez

PLANNING STAFF USE ONLY BELOW THIS LINE

Address of property: _____
Size of house per Cobb County Tax Assessor records: _____
Number of related adults proposed: _____ Number permitted by code: _____
Number of unrelated adults proposed: _____ Number permitted by code: _____
Number of vehicles proposed: _____ Number permitted by code: _____
Number of vehicles proposed to be parked outside: _____ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No

If so, describe the nature and extent of such interest: _____

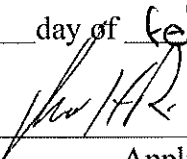
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct owners' interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this 09 day of February, 2026.



Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

No

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

No

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

No

I certify that the foregoing information is true and correct, this 09 day of February, 2026



Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

Please return to:
THE BOWERS LAW FIRM, LLC
110 EVANS MILL DRIVE, SUITE 601
DALLAS, GA 30157
File # 165074

Deed Book 15385 Pg 673
Filed and Recorded Oct-19-2016 10:45am
2016-0126620
Real Estate Transfer Tax \$35.00
0332016024532

Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 6th day of October, 2016, between

KENNETH HALEY and ROBERT GREYER ,

as party or parties of the first part, hereinafter called Grantor, and

RUTH SANCHEZ-CHAVEZ ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 506 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: Beginning at a point on the South side of Hillcrest Drive, which point 955.8 feet from the intersection of the South side of Hillcrest Drive and the Center line of Old River Road (now abandoned); thence Southwesterly a distance of 400 feet to a point; thence Northwesterly a distance of 110 feet to a point; thence Northwesterly a distance of 400 feet to a point on the South side of said Hillcrest Drive; thence Southeasterly and along the South side of said Hillcrest Drive a distance of 110 feet to the Point of Beginning. Subject to any right of way deeds or other easements.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

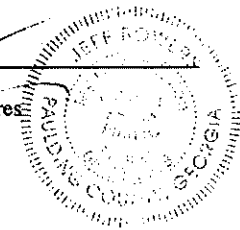
Kenneth Haley (Seal)
KENNETH HALEY

Makenzie Heald
Witness

Robert Greyer by Kenneth Haley (Seal)
ROBERT GREYER BY KENNETH HALEY
AS HIS AIF

Notary Public
My commission expires

[Attach Notary Seal]



Deed Book 14893 Pg 2234
Filed and Recorded Nov-04-2011 04:24pm
2011-0140602
Real Estate Transfer Tax 10.00

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

mail
McCurdy & Candler, LLC
Six Piedmont Center, Suite 700
3525 Piedmont Road, NE
Atlanta, GA 30305

120

STATE OF GEORGIA
COUNTY OF FULTON

RETURN TO:
MCCURDY AND CANDLER, L.L.C.
P.O. BOX 57
DECATUR, GA 30031
File # 11-04001 *FUC 71 Hillcrest Dr. SE*

SPECIAL WARRANTY DEED

THIS INDENTURE is made this October 26, 2011, by and between Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America (hereinafter referred to as "Grantor"), and Robert Greyer and Kenneth Haley as tenants in common (hereinafter referred to as "Grantee") the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged by Grantor, Grantor has granted, bargained, sold, aliened, conveyed and confirmed unto the Grantee, all of Grantor's right, title and interest in and to the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 506 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: Beginning at a point on the South side of Hillcrest Drive, which point 955.8 Feet from the intersection of the South side of Hillcrest Drive and the Center line of Old River Road (now abandoned); thence Southwesterly a distance of 400 Feet to a point; thence Northwesterly a distance of 110 Feet to a point; thence Northwesterly a distance of 400 Feet to a point on the South side of said Hillcrest Drive; thence Southeasterly and along the South side of said Hillcrest Drive a distance of 110 Feet to the Point of Beginning. Subject to any right of way deeds or other easements.

TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE, subject only to the matters set forth herein.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than \$18,000.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$18,000.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust

2/2/26, 9:16 AM

Cobb County - G A

Printed: 2/2/2026

Cobb County Online Tax Receipt

Thank you for your payment!



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
RUTH SANCHEZ CHAVEZ

SANCHEZ CHAVEZ RUTH

Payment Date: 9/3/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18050600160	10/15/2025	Pay: N/A or	\$0.00
			Total Due	
			Interest	\$0.00
			Penalty	\$0.00
			Fees	\$0.00
			Amount Paid	\$1,906.50
			Balance	\$0.00



Scan this code with your mobile phone to view this bill





CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2026-001) for a property located in Mableton, Georgia.

Applicant & Property Information

- Applicant: Arturo Hernandez.
- Property Owner: Ruth Sanchez (also known as Ruth Sanchez-Chavez).
- Address: 71 Hillcrest Dr SE, Austell, GA 30168
- Acreage: 0.94
- Land Description: Land Lot 506, 18th Land District.
- Current Zoning: R-20 (Single Family Residential District)

Property History

- Ruth Sanchez-Chavez purchased the property via a Warranty Deed on October 6, 2016, from Kenneth Haley and Robert Greyer. Current tax records show that the 2025 taxes for Parcel ID 18050600160 were paid in full as of September 3, 2025.

Request Details

- Purpose: The permit is requested to allow the parking of six (6) passenger vehicles outside a residential property.
- Duration: The applicant is seeking the maximum allowed period of twenty-four (24) months.
- Household Composition: The subject property is currently occupied by a two-person household of related adults.
- Vehicles & Storage: The property has four pickup trucks and two trailers, which are parked in the driveway.
- Site Improvements: The applicant indicated that no site improvements will occur on the property to accommodate the parking.

Status & Hearings

- Code Enforcement: This application is the result of an active Code Enforcement action.
- Planning Commission (PC) Hearing: Scheduled for Thursday, May 7, 2026.
- Mayor & Council (M&C) Hearing: Scheduled for Wednesday, May 27, 2026.



ZONING MAP



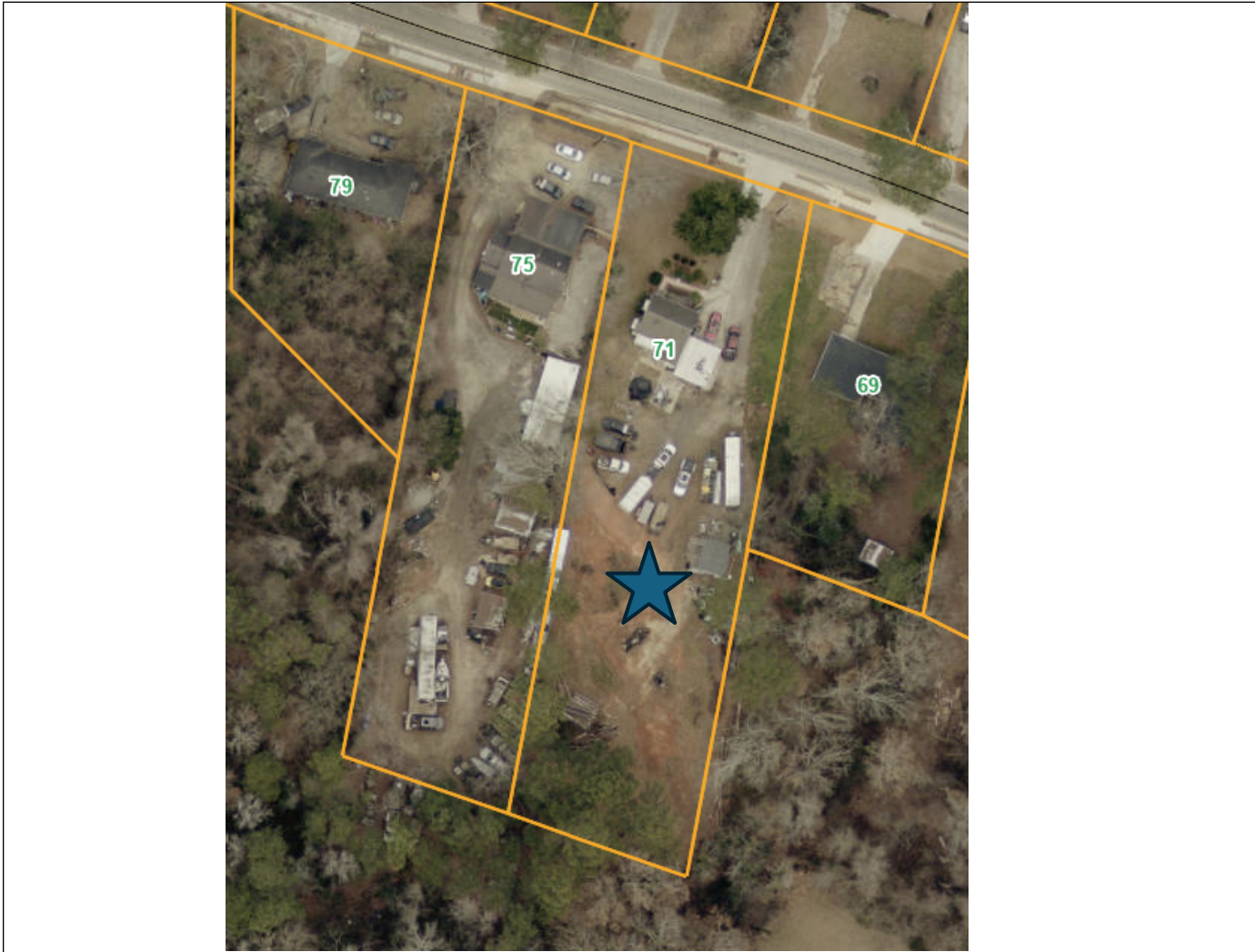


FUTURE LAND USE MAP





AERIAL MAP



ATTACHMENT A

Received 7/25
Fee Amt \$215.00
Application No. LUP-25-002

Application for Temporary Land Use Permit Mableton, Georgia

PC Hearing Date: 10/9

M&C Hearing Date: 10/22

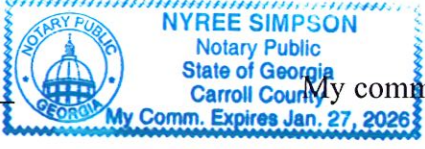
Applicant Kevin Ortega Negrón Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

(representative's name, printed) Address 245 Hunnicutt Rd SE
Mableton GA 30126

(representative's signature) Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signed, sealed and delivered in presence of:

Nyree Simpson
(Notary Public)



My commission expires: January 27, 2026

Titleholder Pawssion Pet Care LLC Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signature Kevin Ortega Negrón Address 245 Hunnicutt Rd SE Mableton, GA 30126
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning _____

Type of Permit

Temporary Land Use ; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No first application providing premium pet sitting services for dogs in a safe, structured,

For the Purpose of home-based environment. Services include supervised play, rest areas, and enrichment activities with a focus on holistic care and wellness. All services by

Location 245 Hunnicutt Rd SE Mableton GA 30126 appointment only.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract 1.2 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes _____ No

ATTACHMENT B1

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? home-based pet sitting
2. Number of employees? 1 (Kevin)
3. Days of operation? mon. through sun.
4. Hours of operation? 8a - 8p (Goal: 8a - 6p)
5. Number of clients, customers or salespersons coming to the property per day? 0-1 Per week? 5-7 many days out of every month we don't expect anyone
some months are lighter/busier than others
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other
(explain): We have a large gravel parking lot outside our yard by the mailbox
7. Signs? No: Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) Personal Vehicle (2010 Honda Element)
9. Deliveries? No: Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: No: _____
11. Any outdoor storage? No: Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): 24 mos.
13. Is the application a result of a Code Enforcement action? No: _____ Yes: (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.) @ Kevin's screenshots, 05/19/25
14. Any additional information? (Attach additional sheets if needed.)

Applicant Signature Kevin Ortega Negrón Date: 07/10/25

Applicant Name (printed) Kevin Ortega Negrón

ATTACHMENT B2

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? _____
3. Number of vehicles at the house? _____
4. Where do the residents park? Driveway: _____ Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: _____ No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside:

7. Length of time requested (24 months maximum): _____
8. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a
copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

Applicant Signature _____ Date: _____

Applicant Name (printed) _____

WORKING STAFF USE ONLY BELOW THIS LINE

Address of property: _____

Size of house per Cobb County Tax Assessor records: _____

Number of related adults proposed: _____

Number permitted by code: _____

Number of unrelated adults proposed: _____

Number permitted by code: _____

Number of vehicles proposed: _____

Number permitted by code: _____

Number of vehicles proposed to be parked outside: _____ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) or corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? NO

If so, describe the relationship and the nature and extent of such interest: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025.

Kevin Ortiz Negron
Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? no

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: n/a

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: n/a

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025
Kevin Ortega Negron

Kevin Ortega Negron
Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

OF
OF

LIMITED WARRANTY DEED

THIS INDENTURE, made on October 13th, 2022, between

BENNETT HUTCHINSON IV

hereafter referred to as "Grantor") and

PAWSSION PET CARE LLC

hereafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of this instrument, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, together with all and singular the rights, members and appurtenances thereto, to the same being, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and enjoyment of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or otherwise, but not otherwise.

DEED TO SECURE DEBT
[Second Lien Position Loan]

CITY OF
COUNTY OF

THIS SECURITY DEED is given effective the 13th day of OCTOBER, 2022 by and between LAWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first part (hereinafter referred to as "Grantor"), and BENNETT HUTCHINSON, IV, as party of the second party (hereinafter referred to as "Grantee"), whose address is 100 Fred Vinson Rd., Otto, NC 28763.

WITNESSETH:

FOR CONSIDERATION hereinafter set forth and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land known by its common street address as 245 HUNNICUTT ROAD S.E., MABLETON, GA 30126, and being more specifically and completely described in the Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Property").

THIS CONVEYANCE is made under the provisions of the existing Code of the State of Georgia to secure a debt (and interest thereon and other indebtedness as described herein) evidenced by a promissory note, dated October 13, 2022 and made by Grantor to order of Grantee, for the initial principal sum of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS (\$345,000.00)** with the maturity date of October 13, 2025 or the occurrence of the sale or transfer of the Property, whichever comes first. However, at the option of Grantee, Grantee may extend the maturity date for a period of three (3) months, not to exceed two (2) such extensions. In the event such extension is granted by Grantee, Grantor will owe an additional 1.000% of the principal sum of this Security Deed for each month, or part thereof, so extended and the additional amounts will be considered secured by this Security Deed.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in any way appertaining to the only proper use, benefit and behalf of Grantee and the heirs, legal representatives, successor and assigns of Grantee, forever, in Fee Simple.

Should the indebtedness secured hereby be paid according to the tenor and effect the promissory note and hereof when the same shall become due and payable, and should Grantor perform all covenants herein contained, then this Security Deed shall be canceled of record and the Property surrendered, it being intended by the parties hereto that this Security Deed shall operate as a deed, and not as a mortgage.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 391 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNIG AT A POINT ON THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED TWO AND FIVE TENTHS (202.5) FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD; FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HUNNICUTT RAOD AND GORDON ROAD; SAID POINT OF BEGINNING, BEING AT THE EAST SIDE OF A PROPOSED STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED EIGHTY (280) FEET; THENCE NORTH ONE HUNRED NINETY-FOUR (194) FEET; THENCE WEST TWO HUNDRED EIGHTY (280) FEET TO THE EAST SIDE OF THE ABOVE MENTIONED PROPOSED STREET; THENCE RUNNING SOUTH ALONG THE EAST SIDE OF SAID PROPOSED STREET, TWO HUNDRED AND EIGHT TENTHS (200.8) FEET TO THE NORTHELRY SIDE OF HUNNICUTT ROAD AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID # 18039100080

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Pawssion Pet Care LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/24/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/30/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/24/2022 11:09:06 PM

BUSINESS INFORMATION

CONTROL NUMBER 22142398
BUSINESS NAME Pawssion Pet Care LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/24/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS 2000 Stratsford Pl SE, Marietta, GA, 30067, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kevin Ortega Negrón	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Kevin Ortega Negrón	ORGANIZER	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA

OPTIONAL PROVISIONS

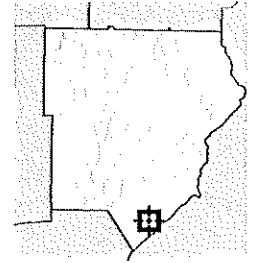
N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Kevin Ortega Negrón
AUTHORIZER TITLE Member



Overview



Legend

- Cobb Tile Index
- Cities**
 - Acworth
 - Austell
 - Kennesaw
 - Marietta
 - Powder Springs
 - Smyrna
 - Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
 - ARTERIAL
 - INTERSTATE
 - LOCAL
 - MAJOR
 - MINOR
 - PRIVATE
 - RAMP

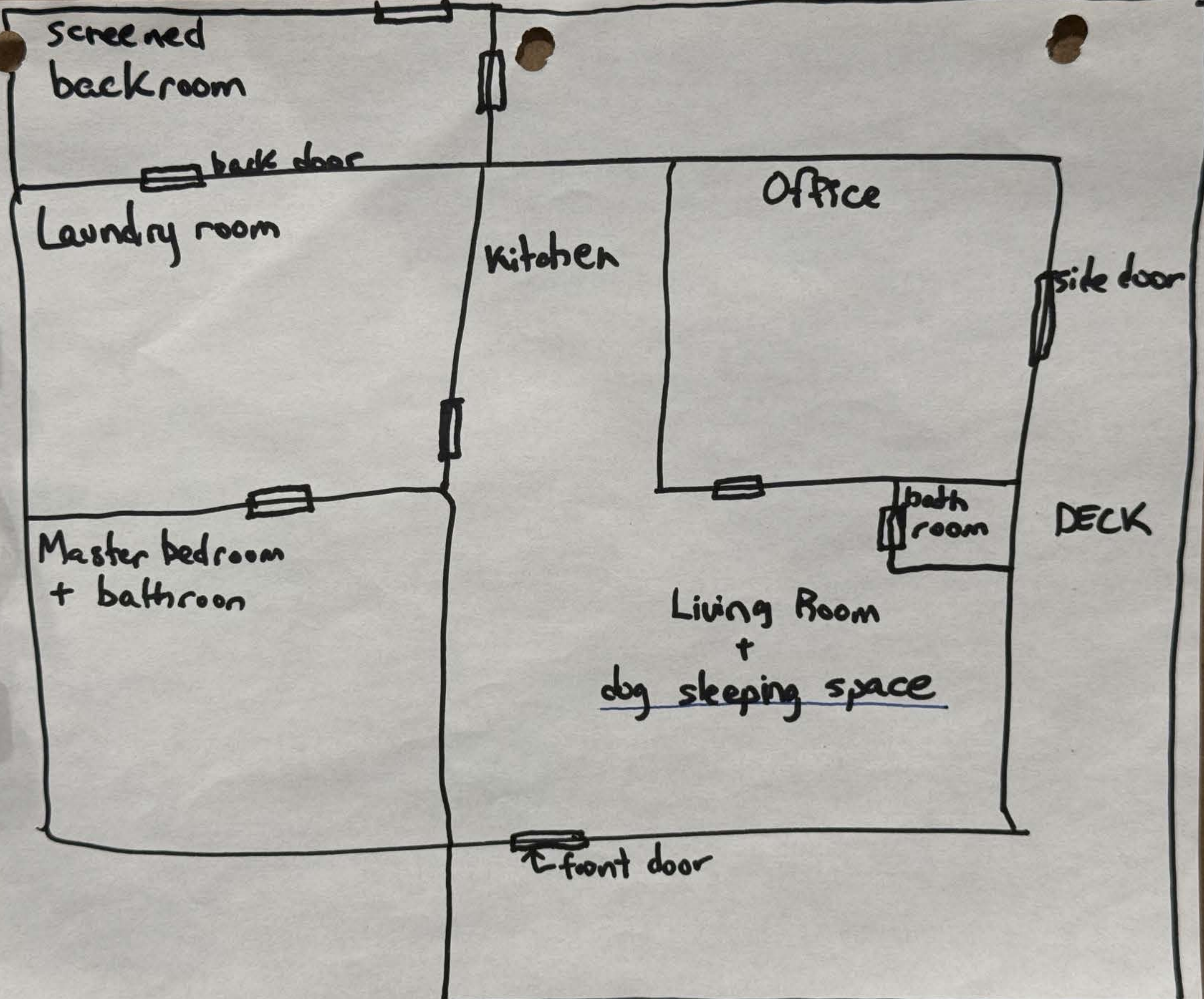
Parcel ID 18039100080
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.2

Physical Address 245 HUNNICUTT RD
 Owner OWENS DOROTHY
 245 HUNNICUTT RD
 MABLETON GA 30126

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 8/26/2020
 Last Data Uploaded: 8/26/2020 6:08:51 AM

Developed by Schneider GEOSPATIAL





CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2025-002) for a property located in Mableton, Georgia.

Application Overview

- Application Number: TLUP25-002
- Applicant: Kevin Ortega Negrón
- Property Owner: Pawssion Pet Care LLC
 - *(Note: 2022 Warranty Deed on file confirms transfer to LLC; City records should be updated from previous owner Dorothy Owens.)*
- Property Address: 245 Hunnicutt Rd SE, Mableton, GA 30126
- Parcel ID: 18039100080
- Acreage: 1.2 Acres
- Land Lot / District: Land Lot 391, 18th District
- Current Zoning: R-20 (Single-Family Residential District)

Request Summary

The applicant is requesting a Temporary Land Use Permit (LUP) to operate a home-based pet sitting business (Pawssion Pet Care LLC). The business provides premium, appointment-only pet care including supervised play and holistic enrichment.

- Duration Requested: 24 Months
- Site Improvements: None. No physical additions or land disturbances are proposed.
- Code Enforcement: This application is submitted in response to an active Code Enforcement action initiated on May 19.

Operational Details

- Staffing: 1 employee (the applicant).
- Operating Days: Monday through Sunday.
- Operating Hours: * *Current*: 8:00 AM – 8:00 PM
 - *Proposed Goal*: 5:00 AM – 6:00 PM
- Client Traffic: Low volume; 0–1 clients per day (averaging 5–7 clients per week).
- Parking: Utilizes the existing driveway and a large gravel parking area located by the mailbox outside the fenced yard.
- Vehicles: One personal business-related vehicle (2010 Honda Element).

Public Hearing Schedule

- Planning Commission: May 7
- Mayor & Council: May 27



ZONING MAP





FUTURE LAND USE MAP





AERIAL MAP

